



**Connells**

East Street  
Blandford Forum



### Property Description

A well presented two bedroom ground floor flat, located close to the town centre, yet still enjoying a quiet location. The property benefits from allocated parking space, gas central heating, UPVC double glazing.

#### Entrance Hall

Carpeted flooring with doors leading to all rooms.

#### Lounge

16' 8" x 11' 2" ( 5.08m x 3.40m )

Carpet flooring with double glazed window to the rear of the property and window looking into the kitchen and radiator below.

#### Kitchen

11' 1" x 8' 5" ( 3.38m x 2.57m )

Click vinyl flooring. A range of wall and base units, electric oven with 4 ring gas hob and extractor fan above. Space for white goods.

### **Bedroom One**

16' 8" x 6' 7" ( 5.08m x 2.01m )

Carpet flooring with double glazed window to rear and radiator on side wall.

### **Bedroom Two**

11' 4" x 6' 4" ( 3.45m x 1.93m )

Carpet flooring with double glazed window to rear and radiator on separate wall.

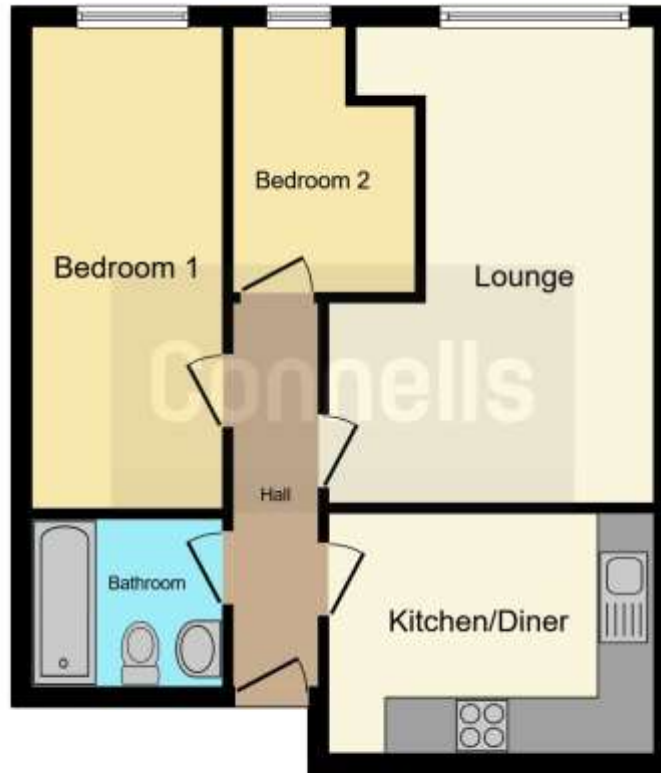
### **Bathroom**

Click vinyl flooring. Low level W/C and hand basin. Bath with shower over and shower screen.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BLF306116](http://connells.co.uk/Property/BLF306116)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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