



Connells

Nursery Road
BLANDFORD FORUM



Property Description

A spacious detached Two Bedroom bungalow located a short distance from the town centre, with the added benefits of a conservatory, off road parking and an enclosed rear garden. The rooms are generously proportioned.

Lounge with working wood burner. Blandford Forum is thought to be England's most complete Georgian Market Town and offers a variety of shops, cafe's and public houses, both independent and chain. There are both primary and secondary schools within walking distance of the house and the area offers a good variety of state and fee paying schools.

There are many country and riverside walks nearby, including Stour Meadows and the Dorset Trailway which takes in a variety of landscapes. The larger towns of Dorchester, Poole and Salisbury are all within a short drive, (around 25 minutes), and here you will find railway links to London and beyond. Some 30-40 minutes by car will also take you to the World Famous Jurassic Coast where you can enjoy a variety of water sports or hunt for fossils.

Entrance Hall

Double glazed UPVC front door leading to the hall way with loft hatch and doors to all rooms.

Lounge

15' 9" max x 11' 3" (4.80m max x 3.43m)

Carpeted with front aspect double glazed bay window, feature fire place with wood burning stove, set back housing for TV with shelving, TV and telephone point,

Kitchen

12' 4" x 7' 3" (3.76m x 2.21m)

Newly refurbished fitted kitchen with tiled flooring and a range of wall and base units, electric oven with a four ring gas hob and extractor fan and hood over, space for washing machine and dishwasher, 1 1/2 stainless steel sink with mixer tap and drainer and double glazed rear aspect window looking into conservatory.

Utility Room

7' 3" x 7' 2" (2.21m x 2.18m)

Tiled flooring with a rear aspect window to front and rear of the property and door leading to conservatory.

Conservatory

12' 3" x 7' 7" (3.73m x 2.31m)

Brick based with double glazed windows over looking the garden and door leading out to garden.

Bedroom One

12' 4" x 9' 9" max (3.76m x 2.97m max)

Newly carpeted flooring with double glazed front aspect bay window with radiator below.

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

Newly carpeted flooring with double glazed rear aspect window and radiator below.

Bathroom

Newly fitted bathroom with double glazed side aspect obscured window, fully tiled floor and walls with low level WC, hand wash basin with mixer tap and vanity unit below, panelled bath with mixer taps and double shower over with glass shower screen.

Front Garden

Gated entrance with shingled drive way for two vehicles, slabbed path to side aspect front door and gated access to rear garden with wrap around down lights

Rear Garden

Fully enclosed rear garden mainly laid to lawn with part decked and part patio with mature bushes and trees and gated side access to front of the property.









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

To view this property please contact Connells on

T 01258 452 327

E blandfordforum@connells.co.uk

20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating: Awaited

view this property online connells.co.uk/Property/BLF306178



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLF306178 - 0003