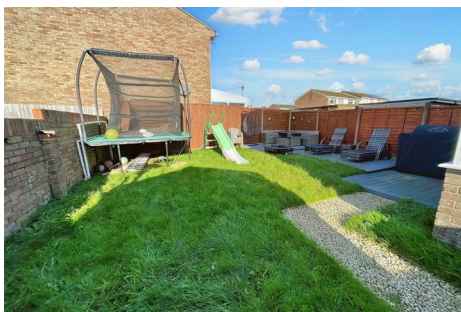




CHAFFERS
ESTATE AGENTS



37 Sweetmans Road
Shaftesbury, SP7 8EH

A well presented and spacious three bedroom end of terrace property with ample off-road parking located in a favourable road convenient for local shops, school and town centre.

Guide Price £269,000 Freehold

Council Tax Band: B

37 Sweetmans Road

, Shaftesbury, SP7 8EH



DESCRIPTION

An immaculate three bedroom end of terrace family home that has been modernised and well maintained by the current owners. The property is located within a very popular residential area conveniently placed for local and town centre amenities. Over two floors the property has a front entrance porch, kitchen/breakfast room, downstairs WC, generously sized lounge and conservatory. Upstairs offers two double bedrooms, one with built in wardrobes, and a third bedroom alongside a new bathroom with bath and overhead shower. The front garden of the property is brick paved allowing ample off road parking with a side gate leading to an

enclosed rear garden of good size with lawn, a newly installed decked seating area and a useful storage shed.

SITUATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles

to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

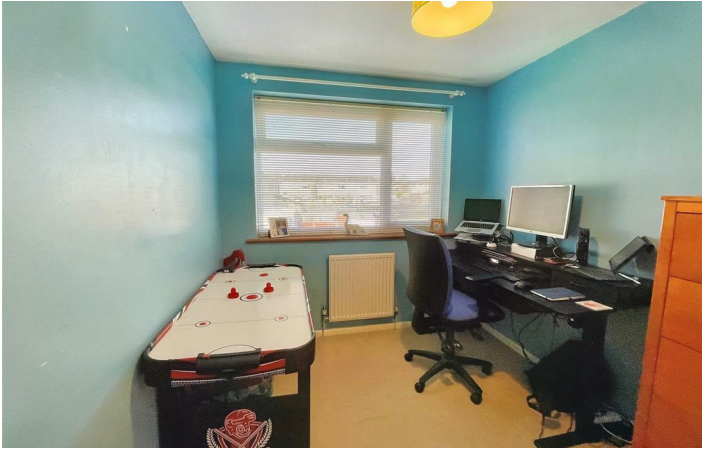
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

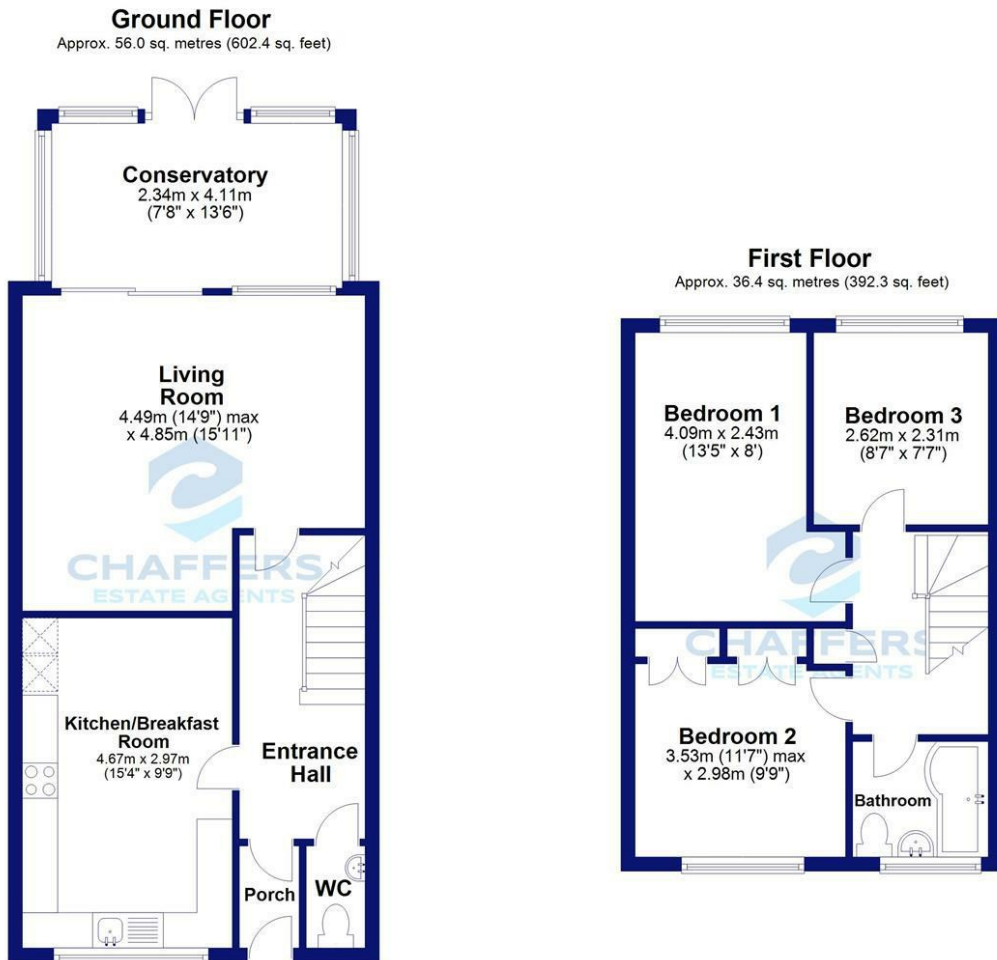


Directions

From our Shaftesbury Office proceed up Muston's Lane turning right onto Bell Street, at the 'T' junction turn left onto Christy's Lane then at the Ivycross roundabout take the third exit off onto the A350 (Grosvenor Road) then turn third right into Heathfields Way which leads into Sweetmans Road; No.37 will be found on the corner of the turning for St. Lawrence Crescent.



Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	