



CHAFFERS
ESTATE AGENTS



2 Hoeller Close , Shaftesbury, SP7 8FQ

An immaculately presented three bedroom detached family house with a generously sized south westerly garden, garage and ample parking situated on a favoured road within Shaftesbury. **NO ONWARD CHAIN.**

Asking Price £340,000 Freehold

Council Tax Band: D

2 Hoeller Close , Shaftesbury, SP7 8FQ



DESCRIPTION

Presented in very good order throughout this well proportioned three bedroom detached home is situated on a favoured development within Shaftesbury. The property benefits from gas fired central heating and all windows and doors except the kitchen are fitted with shutters.

The accommodation is approached over a lawn surrounded by beech hedging via a path leading to the front door which opens into the entrance hallway. The hallway gives access to the lounge and kitchen/diner with stairs rising to the first floor. The double aspect lounge has a window to the front and patio doors opening to the rear garden. The kitchen / diner is a good size with room for a dining table, windows to front and rear and engineered Oak flooring. The kitchen has a range of wall and base units with roll top work surfaces, inset sink / drainer, electric oven and gas hob with extractor fan over, integrated fridge / freezer, integrated Dishwasher and a stainless steel sink/drainer. The useful utility room is off the kitchen and has a door to the rear leading into the garden and door to the downstairs cloakroom with a low level WC and a wash hand basin.

On the first floor there are three bedrooms, the master has fitted wardrobes and an ensuite which is fitted with a white suite comprising low level WC, wash hand basin and an over sized shower cubicle. The family bathroom has a bath with shower, low level WC and wash hand basin.

Outside the South westerly garden is mainly laid to lawn with borders containing plants to include non clumping bamboo, a Black Slate patio area with drainage system, a decked seating area, power, lighting and a gate to the side leading onto the parking area and garage. The garage has power and light and an up and over door to the front.

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: D

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: C



Directions

From our Shaftesbury Office proceed down the High Street and onto Coppice Street. Proceed to the end of Coppice Street and turn right onto Christy's Lane, then take your first left into Linden Park and left again into Mampitts Lane. Proceed along Mampitts Lane which links up with Maple Road and turn left into Hoeller Close, the property will be found on your left.



Floor Plan

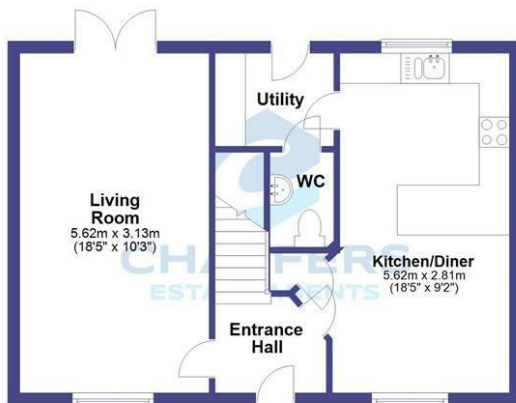
Garage

Approx. 17.6 sq. metres (189.5 sq. feet)



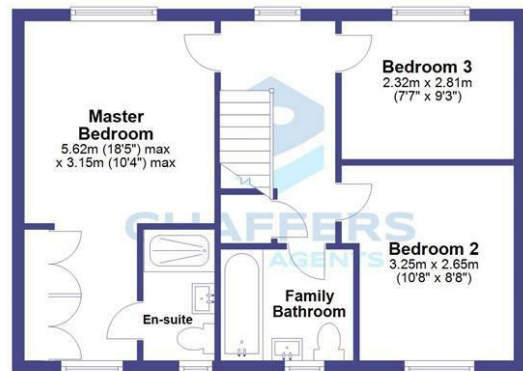
Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 108.7 sq. metres (1170.3 sq. feet)

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			91
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	