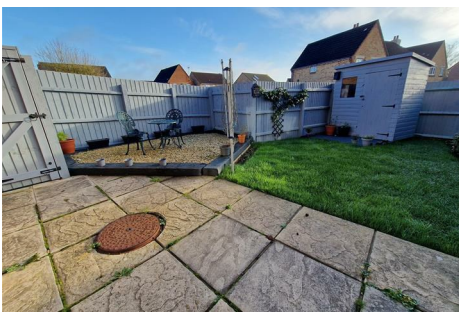




CHAFFERS
ESTATE AGENTS



4 Burton Close , Shaftesbury, SP7 8SW

An immaculately presented one bedroom house located in a popular residential area of Shaftesbury. Further accommodation includes a refitted bathroom with rainfall shower and a light and airy sitting room with sliding patio doors accessing the garden

Asking Price £200,000 Freehold

Council Tax Band: B

4 Burton Close

, Shaftesbury, SP7 8SW



DESCRIPTION

A rare opportunity to acquire an immaculately presented one bedroom cluster house situated within a close distance to the town and its amenities.

On the ground floor the accommodation offers a good sized entrance hall, lounge with newly installed sliding patio doors giving access to the garden, kitchen with wall and base storage units.

The first floor has a landing with large storage cupboard, a good sized double bedroom with a built-in cupboard, and a bathroom with a newly fitted bathroom suite with a rainfall shower head with a handheld attachment over the bath.

Outside there is an enclosed low

maintenance garden with an outside tap, garden shed and a wooden fence boundary.

The property also benefits from two allocated parking spaces.

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

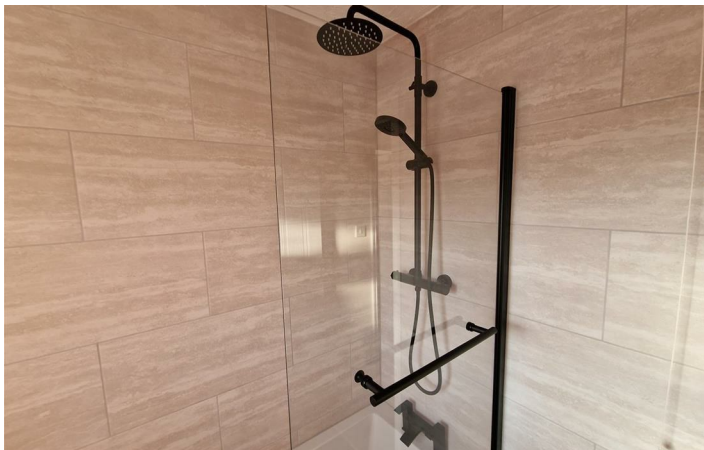
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



Directions

From our Shaftesbury Office proceed down the High Street, turn left by the Post Office onto Coppice Street. At the end of the road turn left onto Christy's Lane, then at the mini roundabout turn right onto Pound Lane. Turn second left onto Imber Road and Burton Close is then the first turning on the right.



Floor Plan



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			
(69-80) C		74	
(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	