



CHAFFERS
ESTATE AGENTS



70 Sweetmans Road
, Shaftesbury, SP7 8EH

Modern Terraced 2 Double Bedroom House with Garage located on a popular road towards the town outskirts.
No forward chain. VIEWING RECOMMENDED!

Offers In Excess Of £190,000 Freehold

Council Tax Band: B

70 Sweetmans Road

, Shaftesbury, SP7 8EH



A well-presented modern terraced 2 bedroom house with garage located on a popular residential road convenient for both local and town amenities. Suited for investment buyers the property has accommodation arranged over two floors, on the ground floor there is a covered porch with double glazed entrance door to a hall with stairs up to the first floor and a door leading into the lounge/diner with a bay window and door to a good sized kitchen/breakfast room with door to the rear garden. On the first floor there is a central landing, 2 double bedrooms and a bathroom.

The property benefits from double glazing, electric heating and is offered to the market with no forward chain.

Outside the front garden is gravelled for ease of maintenance. The enclosed rear garden is has a paved patio, dwarf brick wall and pebbled area. Timber Shed with power. Pedestrian rear garden.

Single Garage with up and over door in a block close by at the rear.

LOCATION

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.

ADD INFO

Services: Mains Water, 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: D



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.70 will be found set back from the road on the left a short distance after the turning for Blackmore Road.



Floor Plan

Ground Floor



First Floor



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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	