



CHAFFERS
ESTATE AGENTS



6 Pound Lane , Shaftesbury, SP7 8RZ

An immaculately presented end of terrace house situated in a small cul-de-sac within a sought after area. The property benefits from an attractive garden, garage and additional parking for 2 vehicles. EPC Rated C

Offers In Excess Of £275,000 Freehold

Council Tax Band: C

6 Pound Lane

, Shaftesbury, SP7 8RZ



DESCRIPTION

The property is entered via an entrance hall with stairs rising to the first floor and a door leading through to; The living room is a light and airy room with a window facing the front and a door leading to; the dining room which is open to the kitchen with a patio door leading to the rear garden and an under stairs cupboard. The kitchen area has a range of base and wall mounted units with a window facing the rear, a one and a half bowl single drainer sink unit, built in electric oven, gas hob with cooker hood, and space for the usual appliances.

On the first floor there is a landing area with an airing cupboard. There are two generously proportioned double bedrooms and a single bedroom. The family bathroom comprises a white suite with a

shower over the bath.

Outside the property is located on a small cul-de-sac. There is a small garden to the front with a variety of mixed shrubs and a gateway leading to the rear garden. The single garage is also located to the front of the property with further parking for at least two vehicles. There is an attractive rear garden mainly laid to lawn with a variety of mixed borders, a patio area, and a further seating area to the rear.

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: C

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



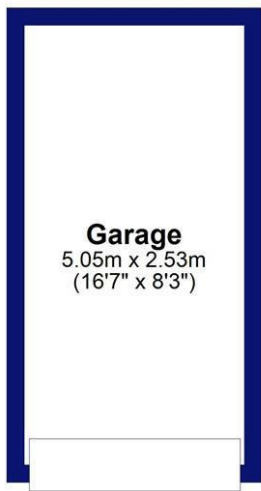
Directions

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. Follow the road all the way to the end where the property can be found in a small cul-de-sac to the left facing Mampitts Lane.

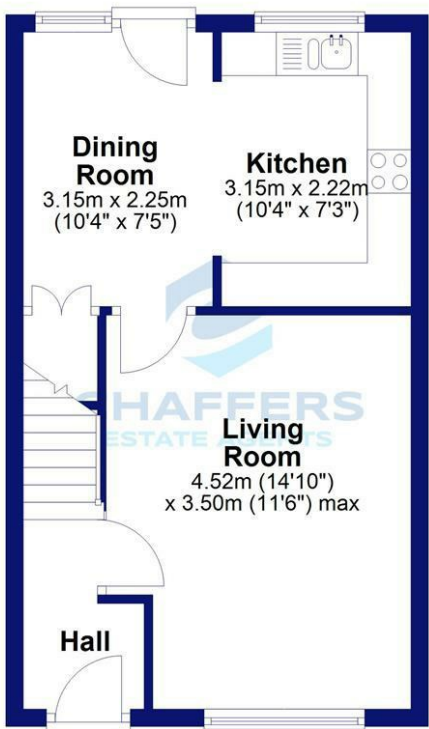


Floor Plan

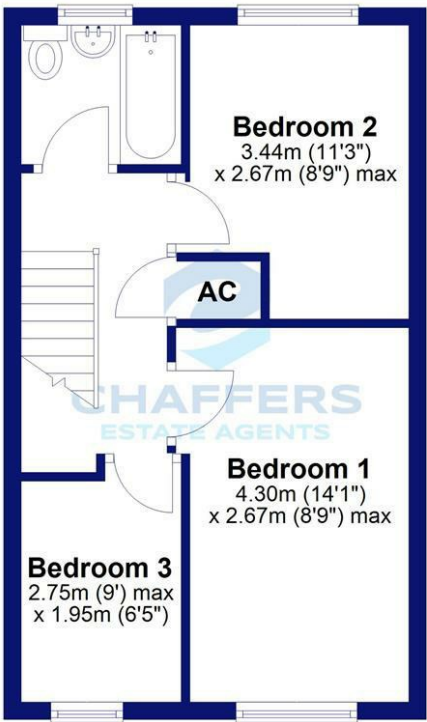
Garage
Approx. 12.8 sq. metres (137.3 sq. feet)



Ground Floor
Approx. 34.6 sq. metres (372.3 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 81.9 sq. metres (881.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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