



**CHAFFERS**  
ESTATE AGENTS



**37 Nettlecombe**  
Shaftesbury, SP7 8PR

A well presented three bedroom terraced property with south facing rear garden and driveway situated within walking distance to the town centre, schools and amenities.

**Offers In Excess Of £230,000 Freehold**  
Council Tax Band: B

# 37 Nettlecombe

, Shaftesbury, SP7 8PR



## DESCRIPTION

A deceptively spacious and well presented three bedroom mid-terrace family home located within a popular residential area conveniently placed for local and town centre amenities.

Over two floors the house has a front and rear porch, kitchen with plenty of storage space, utility/storage room, downstairs WC and generously sized lounge.

Upstairs offers two generously sized double bedrooms and a third single bedroom alongside a family bathroom with bath, WC, basin and new shower.

Outside there is a driveway to the front and low maintenance south facing rear

garden with raised flower beds, post and 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.

## SITUATION - Shaftesbury

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

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage. UPVC double glazed windows installed 2023.  
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



# Floor Plan

## Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 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			
(81-91) B			
(69-80) C		73	85
(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	