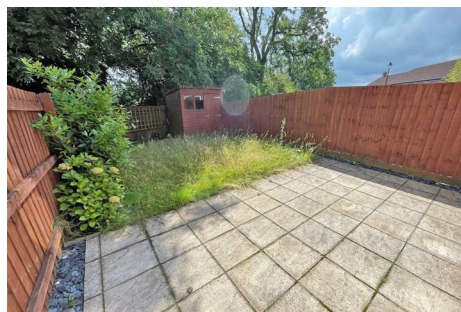




CHAFFERS
ESTATE AGENTS



88 Maple Road
Shaftesbury, SP7 8FR

A well presented semi-detached house situated on the edge of a popular development on the eastern side of Shaftesbury. EPC Rated B

Asking Price £270,000 Freehold

Council Tax Band: D

88 Maple Road

, Shaftesbury, SP7 8FR



DESCRIPTION

The property is entered via an entrance hall with stairs rising to the first floor, an understairs cupboard, and doors to the living room, kitchen and WC. The kitchen faces the front and has a range of base and wall mounted units, a sink unit, built in electric oven, gas hob and space for the usual appliances. The living room is spacious and faces the rear garden with french doors leading out.

On the first floor there is built in cupboard over the stairs. The main bedroom benefits from en-suite facilities. There are two further bedrooms and a family bathroom.

Outside there is a front garden mainly laid to grass with mixed borders and a driveway for at least two vehicles. A path and gateway leads to the rear garden with a patio, lawn and shed.

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.

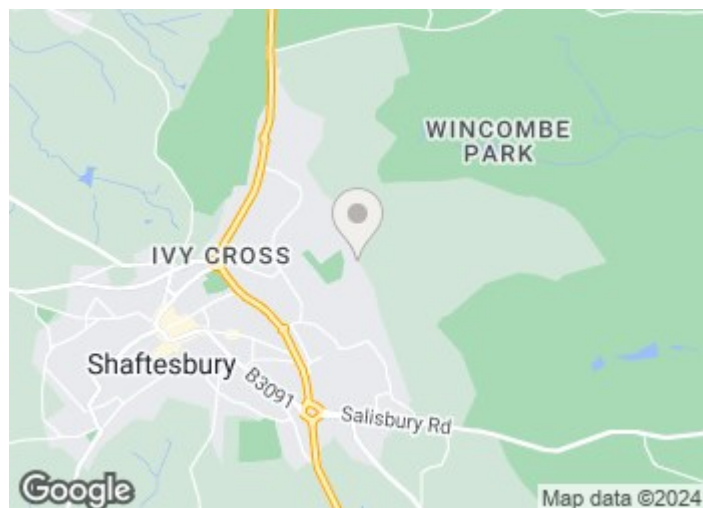
ADDITIONAL INFORMATION

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: B



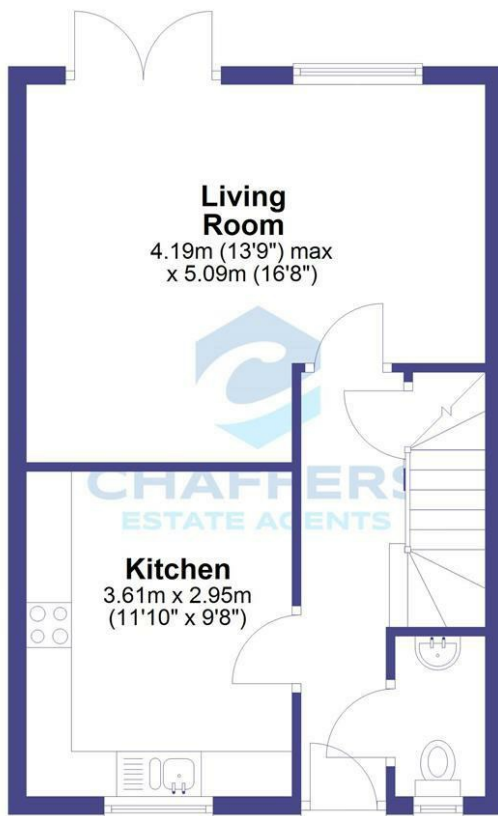
Directions

From our Shaftesbury Office proceed down the High Street into Salisbury Street, at the Royal Chase roundabout take the second exit off onto the A30, at the second set of traffic lights turn left onto Allen Road at the end of the road cross over into Maple Road. The property can be found towards the end of Maple Road on the right hand side.

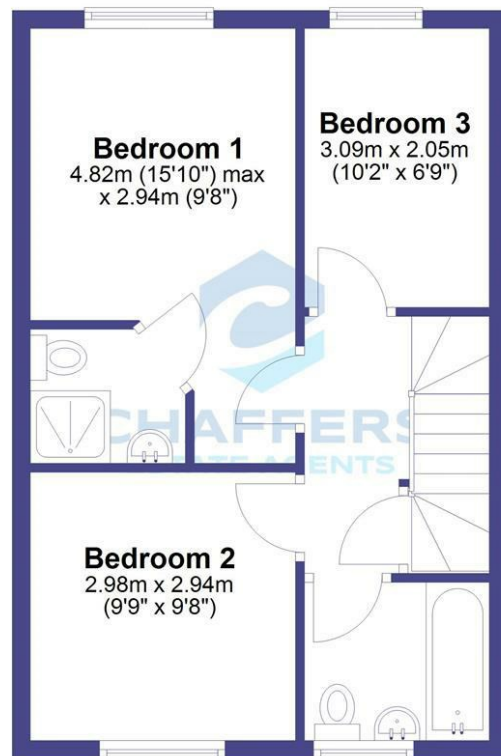


Floor Plan

Ground Floor



First Floor



Total area: approx. 80.4 sq. metres (865.6 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.

48 High Street, Shaftesbury, Dorset, SP7 8AA
Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	