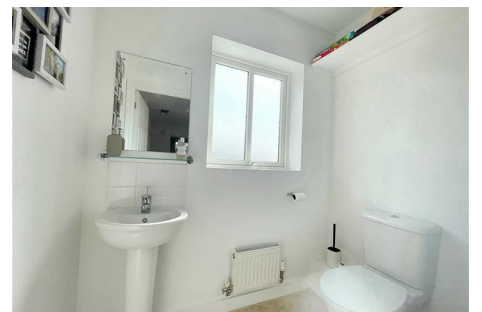
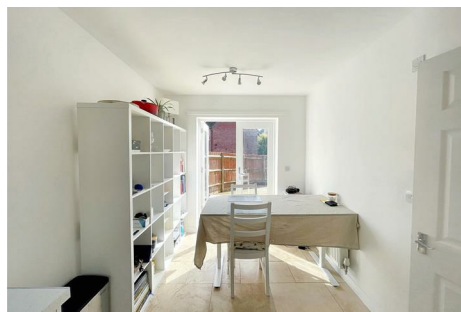




**CHAFFERS**  
ESTATE AGENTS



**12 Greenacre Way**  
Shaftesbury, SP7 8FT

An immaculately presented three bedroom semi-detached home boasting light and airy accommodation with enclosed rear garden, allocated parking for two vehicles. The property is offered to the market with NO ONWARD CHAIN. VIEWING IS ESSENTIAL.

**£300,000 Freehold**

Council Tax Band: D

# 12 Greenacre Way

, Shaftesbury, SP7 8FT



## DESCRIPTION

A deceptively spacious and well maintained three bedroom semi-detached property. The property boasts light and airy accommodation throughout and is offered to the market with no onward chain. The entrance hall has doors leading to the main rooms of the house, stairs rising to the first floor, under stair's storage cupboard and a cloakroom fully equipped with a low level toilet and hand basin. The dual aspect lounge benefits from patio doors leading out onto the rear garden. The kitchen/diner is well equipped with wall and base units and a roll top work surface. There is a built in oven with hob, an extractor fan, a sink/drain, and space for all of the usual appliances with patio doors leading out to the garden. On the first floor the landing is a good size

with access to the boarded loft. The master bedroom is particularly spacious and there are two further well proportioned bedrooms. The family bathroom consists of a bath with a over-head shower, WC and a wash hand basin.

Outside the garden consists of paved patio, decking, borders and shrubs, outside tap and back gate leading to the allocated parking spaces.

## 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

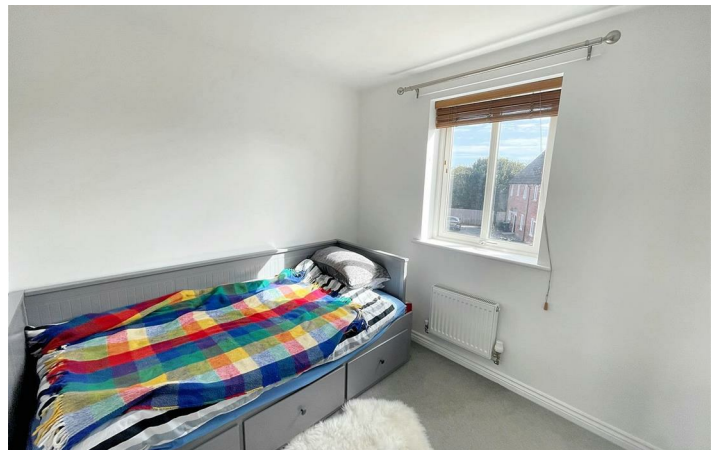
Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city 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: TBC

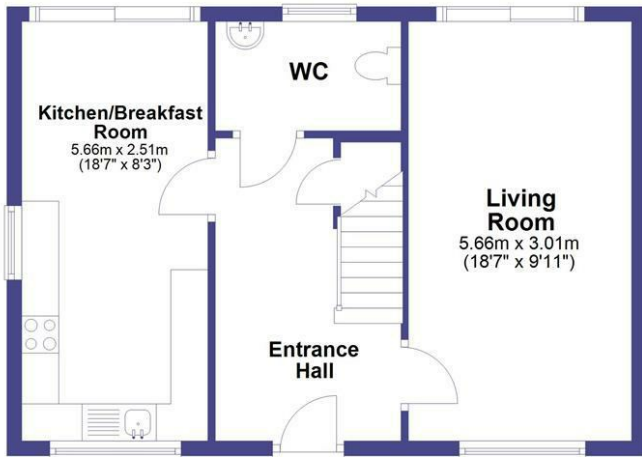


## Directions

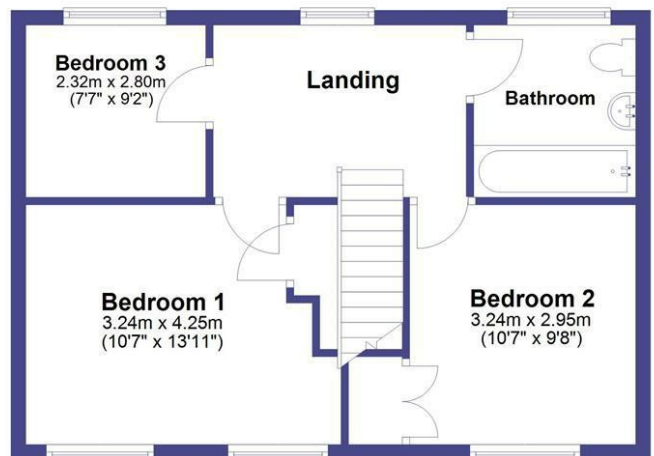


# Floor Plan

**Ground Floor**



**First Floor**



Total area: approx. 93.1 sq. metres (1002.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	