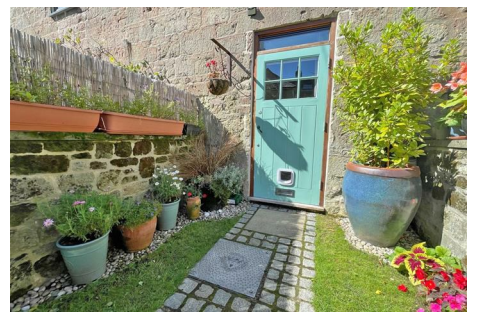




**CHAFFERS**  
ESTATE AGENTS



## Old Lower Blandford Road , Shaftesbury, SP7 8GA

A delightful one bedroom period conversion situated within easy walking distance of Shaftesbury's historic town centre. This special property benefits from a vaulted ceiling, pretty courtyard garden and off street parking. Grade II Listed EPC Exempt.

**Asking Price £220,000 Freehold**

Council Tax Band: B



# Old Lower Blandford Road

, Shaftesbury, SP7 8GA



## DESCRIPTION

The property is entered via a light and spacious hallway, with stairs rising to the first floor, a built in cupboard, and doors to the utility and bedroom. The master bedroom is a spacious room, with a high level window and wall length built in wardrobes. A door leads through to the generously proportioned bathroom with a shower over the bath. Completing the downstairs accommodation is a useful utility room and a separate WC.

The first floor is where this property really stands out, with an open plan loft style room, vaulted ceilings, sky lights and windows on two walls. There is ample room for living, dining and study spaces, with a corner wood burner. To the rear is the well fitted out kitchen, with built in oven,

hob, sink unit, integrated fridge/freezer and integrated dishwasher.

Outside the property has a delightful enclosed courtyard garden, with a small area of lawn, patio and various plants. A gateway leads through to the front where the parking space is located.

## 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, Electricity & Drainage. Electric boiler for emersion heater and radiators.

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: Exempt Due to Grade II Listed Status.



## Directions

From our office at 48 High Street turn left heading towards the Post Office. At the crossroads turn right onto Salisbury Street. Continue until the road becomes Salisbury Road then turn right into Old Lower Boundary Road. The property can be found set back on the left.



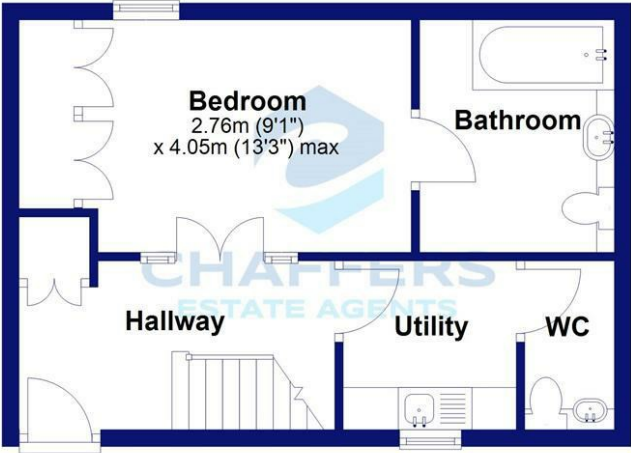




Floor Plan

Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 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 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		
(81-91) B		
(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	