



**CHAFFERS**  
ESTATE AGENTS



**74 Blackmore Road**  
Shaftesbury, SP7 8RL

A spacious one bedroom cluster house benefiting from a separate attic room, two allocated parking spaces and generous gardens which back onto playing fields. The property is located in a popular residential road equally suited for first time or investment buyers. EPC RATING : D

**Asking Price £179,950 Freehold**

Council Tax Band: B

# 74 Blackmore Road

, Shaftesbury, SP7 8RL



## DESCRIPTION

A modern corner 1 bedroom house with view across school playing field located in a popular residential road equally suited for first time or investment buyers. Built in the 1980's the house has accommodation arranged over two floors with the benefit of UPVC double glazing. Outside there is a lawned garden and two allocated parking spaces.

The property is entered via a hallway with a door to the living room and bathroom and a useful under stairs cupboard. The living room is a light and spacious room with a bay window overlooking the garden and a woodburning stove and stairs rising to the first floor. There is an opening to the well fitted out kitchen with a range of units, a sink unit and space for the usual appliances. On the first floor is a bedroom with a built in cupboard. A door leads through to a further attic room with skylight.

## LOCATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, 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 and at Gillingham, about 5 miles away, 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 distant.

## OUTSIDE

Garden laid to lawn. Shed. Store Cupboard.

Two allocated Parking Spaces.

## ADDITIONAL INFORMATION

Services : Mains Water, Electricity and Drainage. Telephone subject to BT transfer regulations.

Council Authority : Dorset

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

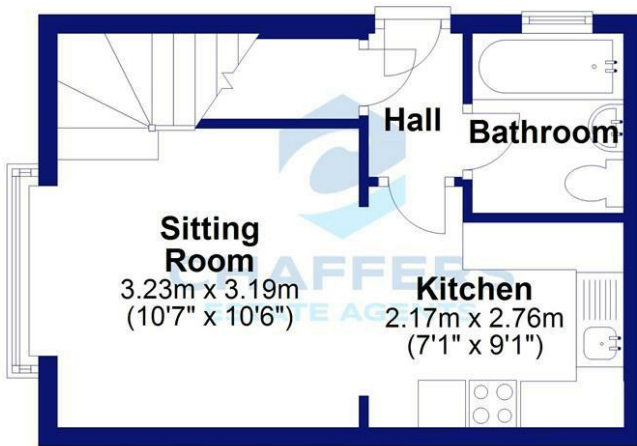




# Floor Plan

## Ground Floor

Approx. 22.4 sq. metres (241.5 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 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
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	