



CHAFFERS
ESTATE AGENTS



16 Anstee Road
Shaftesbury, SP7 8GT

OFFERED TO THE MARKET WITH NO FORWARD CHAIN.

A well presented three bedroom semi-detached home boasting light and airy accommodation with enclosed garden, garage and driveway with parking for several vehicles. VIEWING IS ESSENTIAL. EPC Rated B

Asking Price £280,000 Freehold

Council Tax Band: C

16 Anstee Road

, Shaftesbury, SP7 8GT



DESCRIPTION

A deceptively spacious and well maintained three bedroom semi-detached property that boasts light and airy accommodation through-out.

The entrance hall allows access to the dual aspect lounge with patio doors leading out onto the rear garden, cloakroom fully equipped with a low level toilet and hand basin, under stair's storage cupboard and access to the kitchen/diner.

The kitchen/diner is well equipped with wall and base units and a roll top work surface. There is a built in fridge/freezer, integrated dishwasher, space for a washing machine, built in oven with hob and extractor fan, sink/drain and patio doors leading onto the garden.

On the first floor the landing is a good size

with access to the loft, there are three bedrooms (master with an en-suite) and a family bathroom with white goods consisting of a bath with a over-head shower, WC and a wash hand basin.

Outside the generous garden consists of a paved patio, lawn, shrubs and borders, outside tap, and back gate leading to the garage and driveway. The garage has a up and over door with a connection for power.

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: C

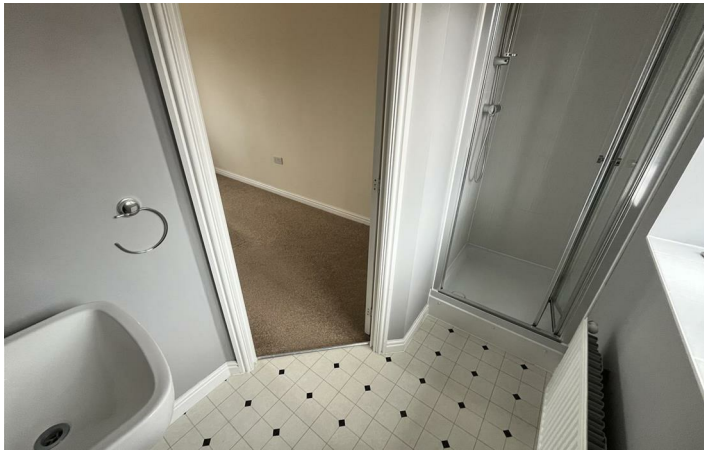
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: B

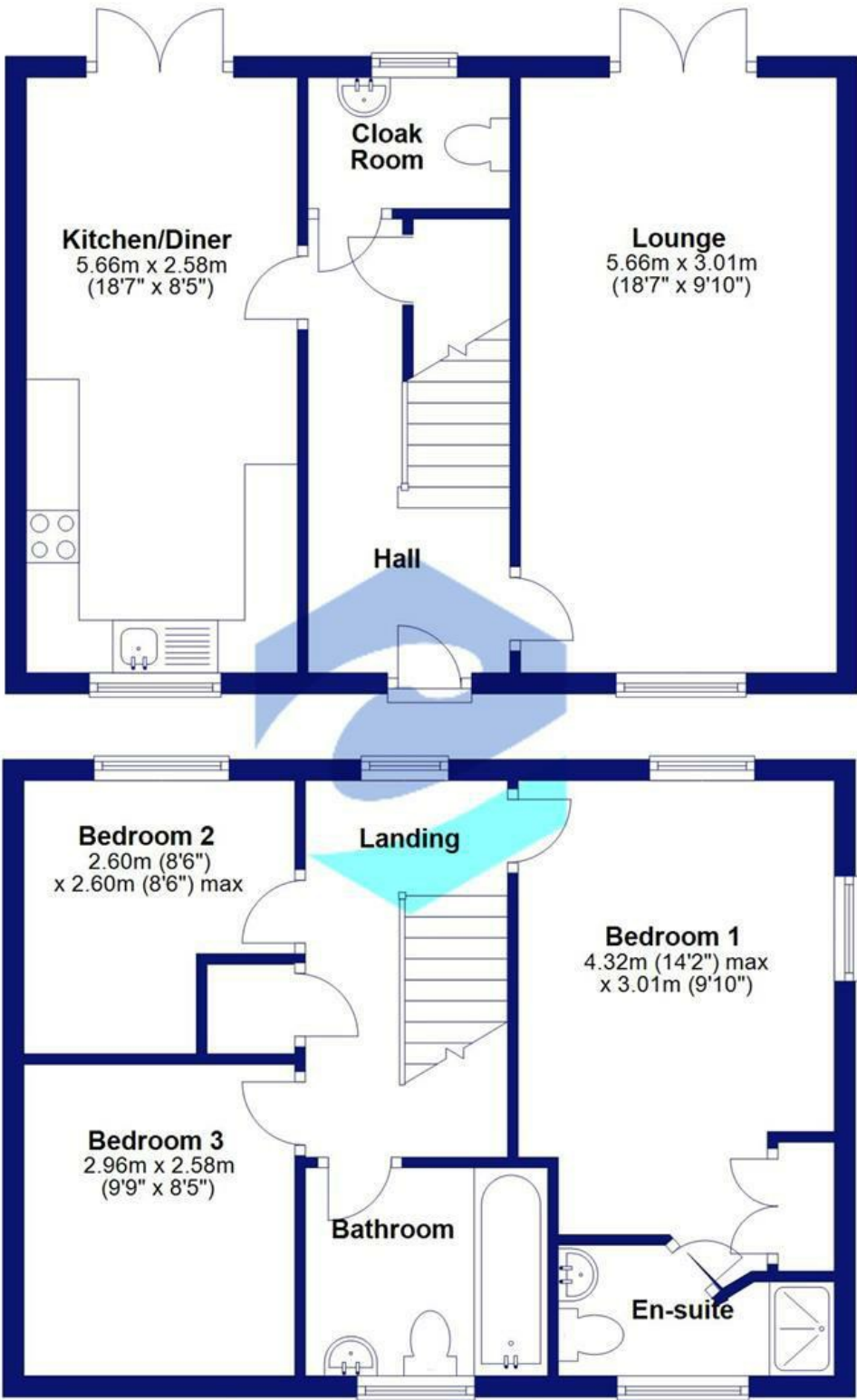


Directions

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 and Anstee Road is then the first turning on the left.



Floor Plan



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		93
(81-91) B	81	
(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	