



CHAFFERS
ESTATE AGENTS



, Shaftesbury, SP7 8QS

Tucked away in a quiet cul-de-sac on the western edge of Shaftesbury is this immaculately presented THREE BEDROOM end of terrace home with the additional benefits of a good sized conservatory, garage and a sunny low maintenance rear garden.

Council Tax Band: C EPC Rating: C

£1,250 PCM

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DESCRIPTION

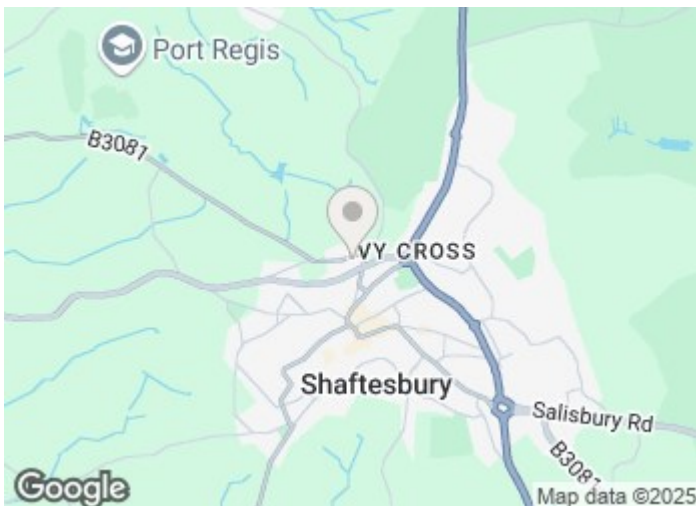
An immaculately presented THREE BEDROOM home tucked away in the ever popular Nettlebed Nursery on the western side of Shaftesbury within walking distance of the town centre.. Further accommodation comprises ENTRANCE HALL - CLOAKROOM - KITCHEN/DINER - LIVING ROOM - CONSERVATORY AND FAMILY BATHROOM. Further benefits include a fully enclosed low maintenance rear garden, garage in a separate block and gas fired central heating.

Council Tax Band: C EPC Rating: C

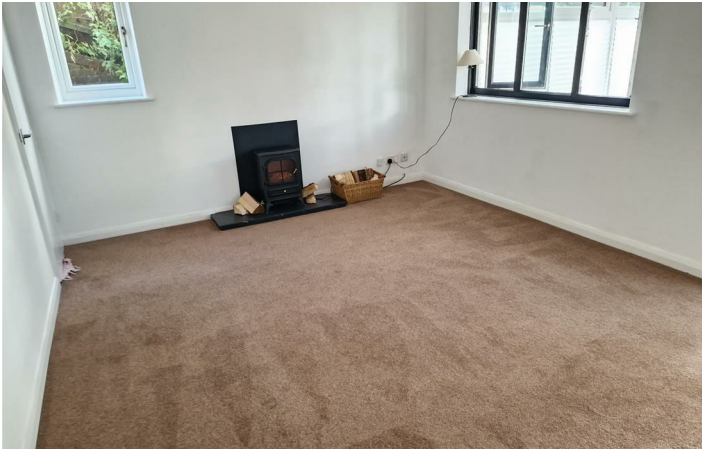
SITUATION

Shaftesbury is an ancient Saxon hilltop

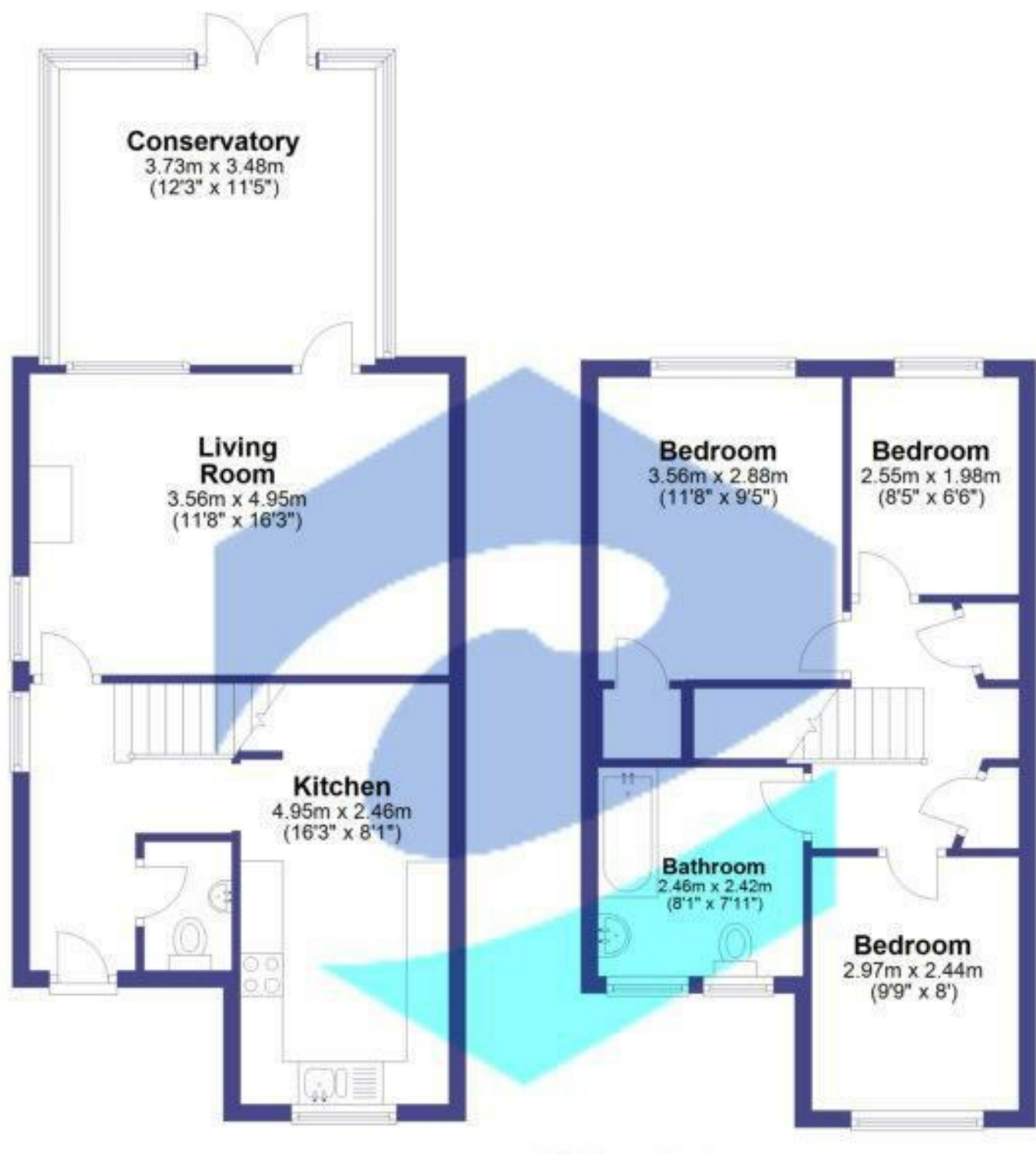
town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and 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.



Directions



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		84
(81-91) B		
(69-80) C	70	
(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