



**CHAFFERS**  
ESTATE AGENTS



## Burton Close

Shaftesbury, SP7 8SW

An attractive, well presented two bedroom mid-terrace house with driveway parking for two vehicles located on a very popular residential area and is conveniently situated close to a local shop, schools and the town centre.

**Offers Over £220,000 Freehold**

Council Tax Band: B

# Burton Close

Shaftesbury, SP7 8SW



## DESCRIPTION

Located in a very popular residential area and convenient for town amenities, this immaculate modern two bedroom terraced house built in brick under a tiled roof with the added bonus of driveway parking for two vehicles. The accommodation is set out over two floors and comprises: canopy porch with double glazed door leading into the hallway with an opening into the kitchen with a built in electric oven, gas hob and extractor hood and washing machine and fridge freezer that are included within the sale. From the living room the french doors provide access to the newly landscaped rear garden and stairs lead to the first floor. Upstairs there is a central landing with doors leading to the master bedroom with built in wardrobes, airing cupboard, family bathroom with basin, WC and bath with overhead shower and a second single bedroom also with a built in wardrobe.

The house benefits from gas central heating with combi boiler that has been serviced annually and double glazing throughout and would equally suit first time/investment buyers.

## 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: 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.

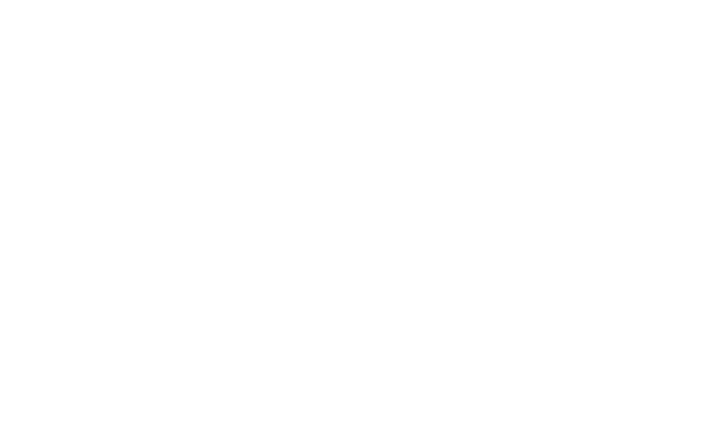
Energy Performance Certificate: Rated: C



## Directions

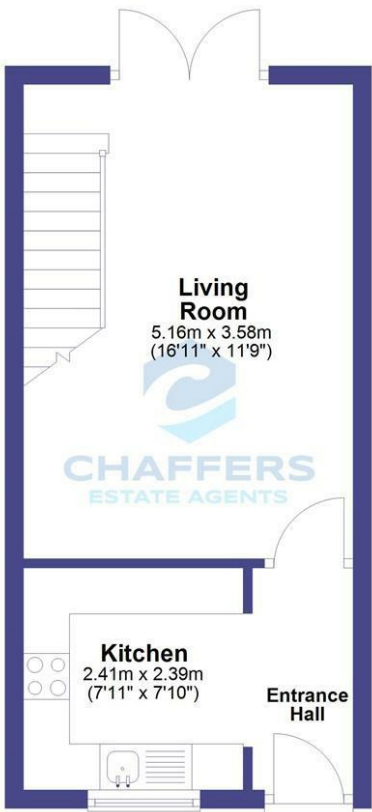
From our Shaftesbury Office proceed down the High Street, turn left by the Post Office onto Coppice Street. At the end of the road turn left onto Christy's Lane, then at the mini roundabout turn right onto Pound Lane. Take the second left onto Imber Road and Burton Close is then the first turning on the right where the property will be found on the left hand side.





Floor Plan

Ground Floor



First Floor



Total area: approx. 55.3 sq. metres (595.6 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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	