



CHAFFERS
ESTATE AGENTS



Indus Road

Shaftesbury, SP7 8FU

An impressive four double bedroom semi-detached family home positioned in a quiet location overlooking green land which has been tastefully updated and rearranged throughout set on the outskirts of a popular town, yet still within walking distance of shops, schools and amenities. The property benefits from driveway parking, garage and an outside office.

£325,000 Freehold

Council Tax Band: D

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DESCRIPTION

An immaculately presented, four double bedroom home with versatile accommodation positioned over three storeys. Upon entering the hallway provides access to a downstairs cloakroom and into the open plan kitchen/living area with Karndean flooring throughout, useful understairs cupboard and patio doors leading out to the rear garden. The newly installed Wren kitchen has plenty of wall and base units, an integrated slimline dishwasher and space for fridge/freezer, space for washing machine and space for oven. From the first floor landing is the main bedroom with en-suite bathroom to include large shower, low level WC, window and hand wash basin, and a second double bedroom/additional reception room with balcony and built in wardrobes. From the second floor landing are a further two double bedrooms and family bathroom with low level WC, hand wash basin, window and bath with overhead shower.

To the front, a tandem driveway allows for distance coach services, Gillingham off-road parking for two vehicles before leading to the single garage with additional unallocated parking available opposite. To the rear, a low maintenance garden that consists of patio seating areas, flower beds to the side, artificial lawn, outside tap, gate providing side access to the driveway and a fully insulated office with power and lighting. A side access door leads into the garage which has power, lighting and useful storage above.

SITUATION - Shaftesbury

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, B 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

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: D

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:

Estate Charge: £200 p/a

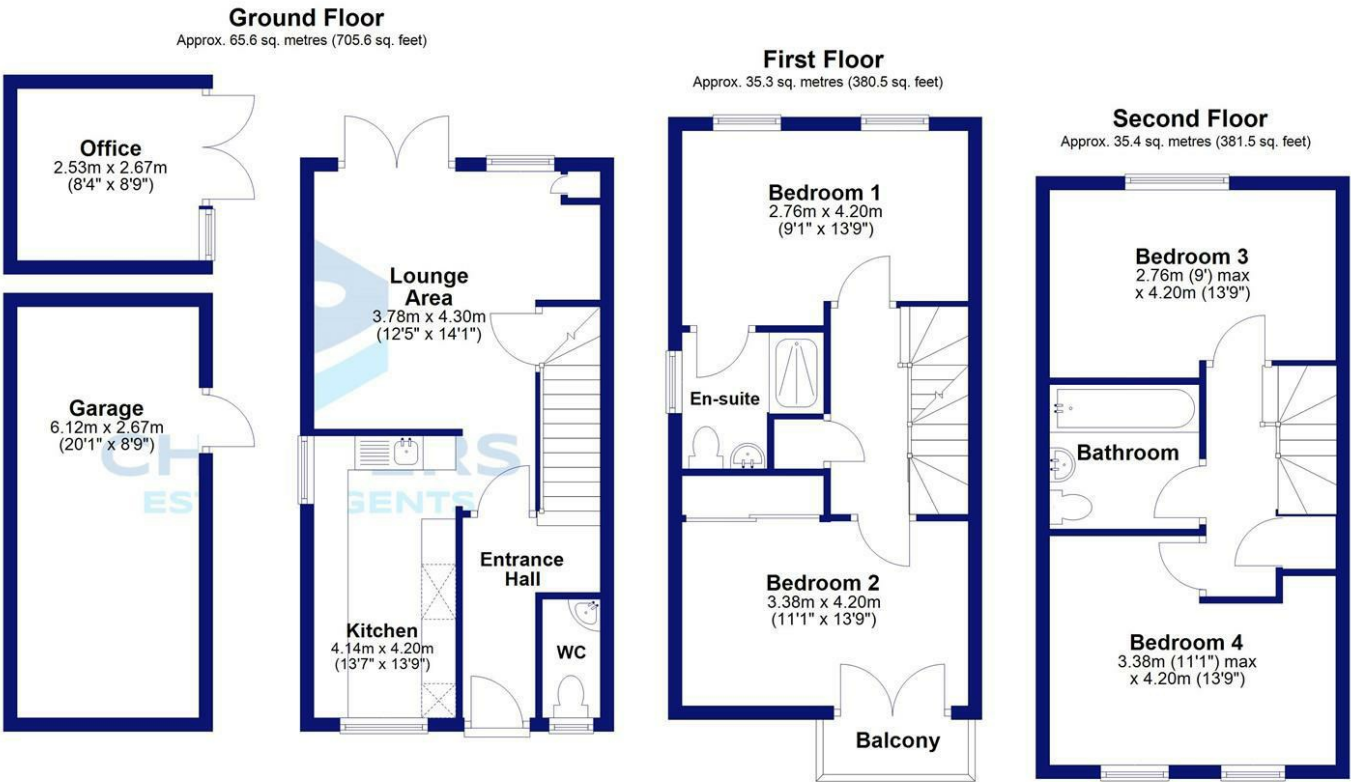


Directions

From our Shaftesbury Office proceed down the High Street on continue right onto Salisbury Street. At the Royal Chase roundabout take your second exit onto Salisbury Road and then your third left into Allen Road. Proceed along Allen Road which leads onto Maple Road. Indus Road will eventually be found on the right hand side, take this turning where the property will be located on the left hand side.



Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 136.3 sq. metres (1467.6 sq. feet)

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	81	85
(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