



CHAFFERS
ESTATE AGENTS



Allen Road Shaftesbury, SP7 8GB

An immaculately presented three bedroom detached family home boasting light and airy accommodation with garden, detached garage and driveway. Offered to the market with no onward chain.

£315,000 Freehold

Council Tax Band: D

Allen Road

Shaftesbury, SP7 8GB



DESCRIPTION

A spacious and well presented three double bedroom detached property boasting light and airy accommodation through-out. The entrance hall allows access to the dual aspect lounge with patio doors leading out to the rear garden, cloakroom fully equipped with a low level toilet and hand wash basin, useful under stair's storage cupboard and access to the kitchen/diner. The dual aspect kitchen/diner is well equipped with wall and base units and a roll top work surface. There is space for a fridge/freezer, integrated dishwasher, space for a washing machine, built in oven with hob and extractor fan, sink/drainage and patio doors leading out to the garden. On the first floor the landing is a good size with access to the loft, master bedroom with built in wardrobes and an en-suite bathroom with shower, low level WC and hand wash basin, two further double bedrooms and a family bathroom with bath, low

level WC and hand wash basin.

Outside the enclosed rear garden is mainly laid to lawn with an area of paved patio, shrubs and borders, outside tap and back gate leading to the garage and driveway. The garage has a up and over door, power and lighting and eaves providing additional storage space.

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, 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

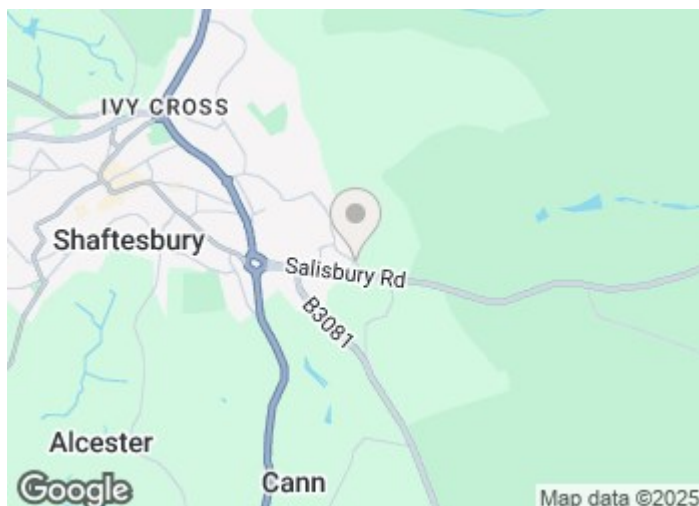
of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: 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:

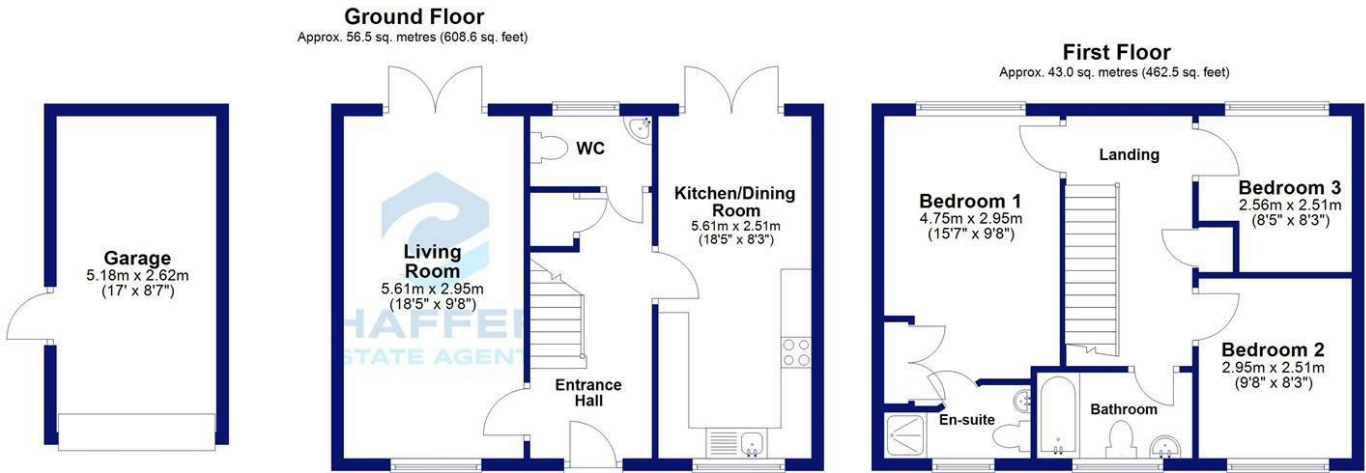


Directions

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 where the property will be located after a short distance on the right hand side.



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



Total area: approx. 99.5 sq. metres (1071.1 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		89
(81-91) B		
(69-80) C	79	
(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