



CHAFFERS
ESTATE AGENTS



9 Border Close Shaftesbury, SP7 8TS

An exceptionally well presented detached house situated on a highly sought after recently built development on the edge of Shaftesbury. EPC Rated B

Guide Price £400,000 Freehold

Council Tax Band: D

9 Border Close

Shaftesbury, SP7 8TS



Description

The property is entered via the hallway, with stairs rising to the first floor, a cupboard, doors to the living room and kitchen, and a further door to the WC. The living room is light and airy and faces the front. The kitchen/dining room is located to the rear with full length windows and double doors to the rear garden. There is a modern range of base and wall mounted units, with sink unit, gas hob, electric mid level double oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine. There is also a further built in cupboard and ample space for a dining table etc.

On the first floor there is a cupboard off of the landing. The master bedroom faces the front and benefits from en-suite shower facilities. The second bedroom is a spacious double facing the rear. The third bedroom is a large single room also facing the rear garden. Completing the first floor accommodation is a bathroom, with shower

over the bath and an airing cupboard.

Outside the property has a front garden mainly laid to lawn with a small hedge. The driveway has ample parking for a minimum of two vehicles, and leads to the detached garage, with full power and lighting, vehicle access door, and further double glazed double doors leading to the rear garden. The rear garden is generously proportioned with a large patio area to the rear of the house. The rest of the garden is mainly laid to lawn with an area to the rear, including a timber shed.

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, WH 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.

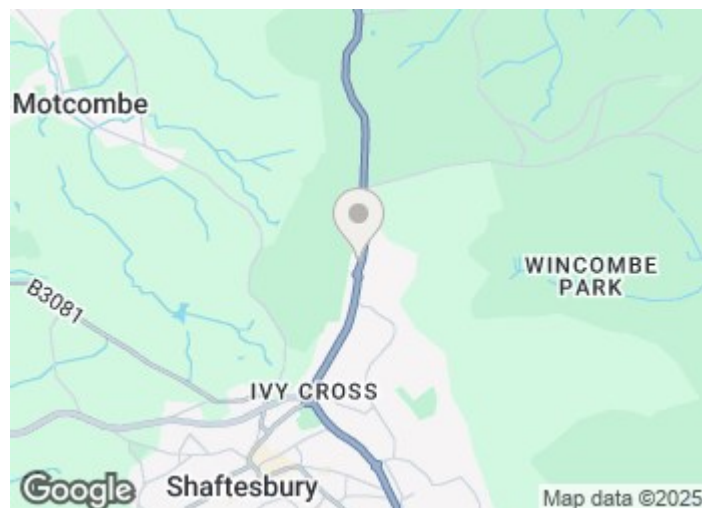
Additional Information

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: B

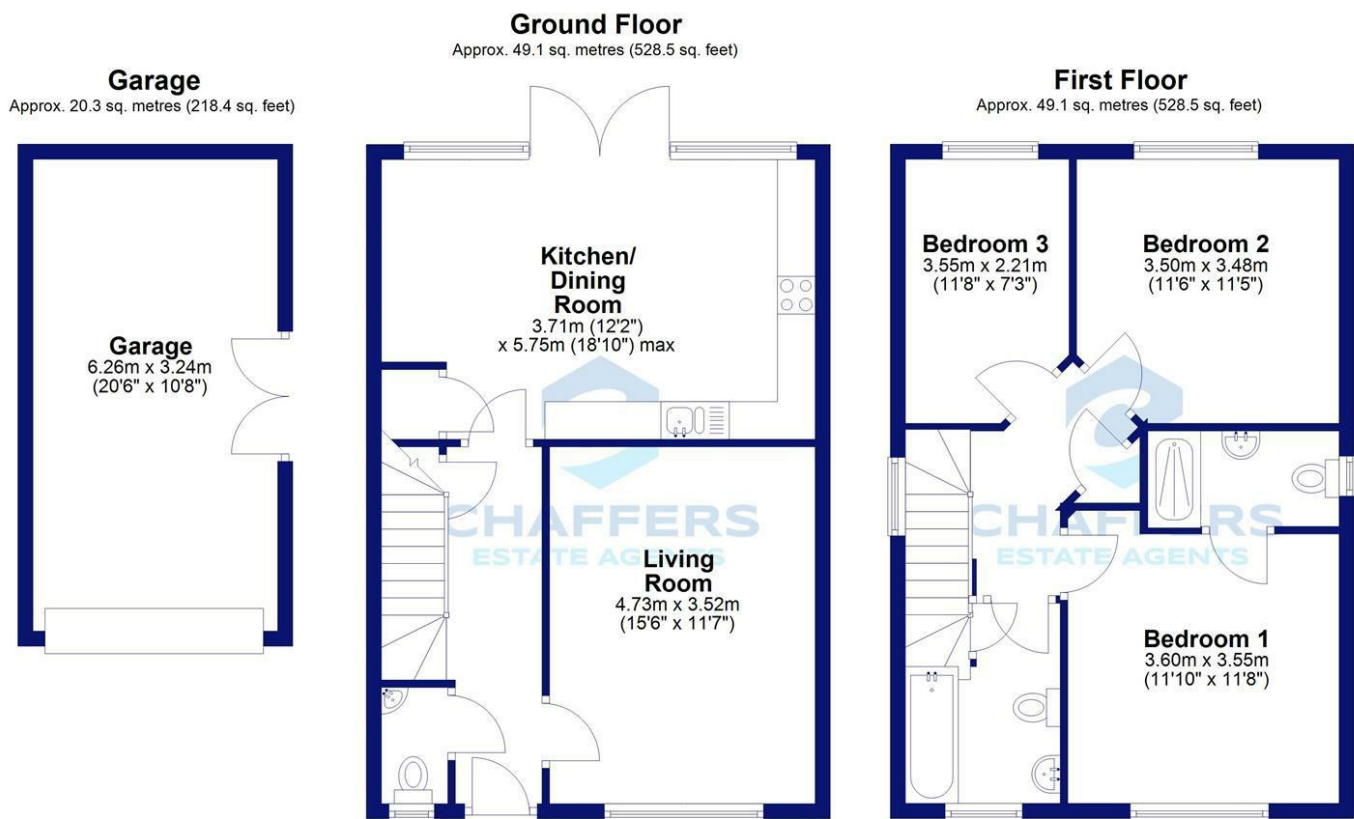


Directions

From the 'Ivy Cross' roundabout take the turning for Grosvenor Road (A350) heading north. At the next roundabout turn left into the development, the right at the 'T' junction, and then right into Border Close. At the end of the road turn left and the property can be found on the left.



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



Total area: approx. 118.5 sq. metres (1275.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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