

43 Phillip Road  
Blandford Forum  
Dorset DT11 7NT

Chaffers

INDEPENDENT ESTATE & LETTING AGENTS



A very well presented detached bungalow located at the end of a no-through road - 2 double bedrooms, fitted kitchen, attractive gardens, and garage with ample parking

£389,950

FREEHOLD



18 Salisbury Street, Blandford Forum, Dorset DT11 7AR  
Tel: 01258 456044

Email: [post@chaffers.co.uk](mailto:post@chaffers.co.uk)  
[www.chaffers.co.uk](http://www.chaffers.co.uk)

# 43 PHILLIP ROAD, BLANDFORD FORUM, DORSET DT11 7NT

## Directions

From our office proceed up Salisbury Street, into Salisbury Road and turn fifth right into Kings Road. Turn left into Elizabeth Road and then right into Phillip Road. No 43 will be found at the very end of the road.

## Viewing

Only by appointment with **Chaffers (Blandford) Ltd**, 18 Salisbury Street, Blandford Forum, Dorset DT11 7AR  
Tel. 01258 456044 Email. post@chaffers.co.uk

## Accommodation

### Ground Floor:

#### Entrance Porch

Door to the

#### Hallway

Shelved cupboard, coved cornice, access to loft (scope to convert subject to p/p).

#### Sitting/Dining Room

Television point, double doors leading out to the rear garden and patio.

#### Kitchen

Fitted with an extensive range of wall and floor units, worktops with tiled splashbacks, Belling twin oven electric range with induction hob, extractor hood, sink unit with mixer tap, space for double upright fridge/freezer, space for washing machine and dishwasher, pantry with wall mounted gas boiler for hot water and central heating to radiators (not tested), roof lantern providing plenty of natural light, inset ceiling lights, tiled floor, door leading to the driveway and garage.

#### Bedroom 1

Double aspect. (Originally two bedrooms).

#### Bedroom 2

Airing cupboard, coved cornice.

#### Ensuite Cloakroom

Vanity wash hand basin, WC. Window, fully tiled walls and floor, shelved cupboard.

#### Bathroom

White suite comprising panelled bath with mixer tap, fully tiled double shower cubicle, vanity wash hand basin, WC. Window, tiled walls, coved cornice.

**Outside:** The property is approached over an extensive tarmac parking area - ideal for a caravan/motor home, which in turn leads to the driveway and **Detached Garage** with up and over door, power and light. Side gate leading to the enclosed and fenced **Rear Garden** being laid to lawn with patio areas, flower borders. Timber shed, outside tap, external power sockets.

## Additional Information

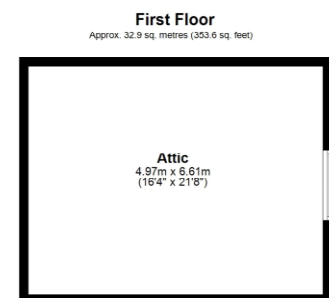
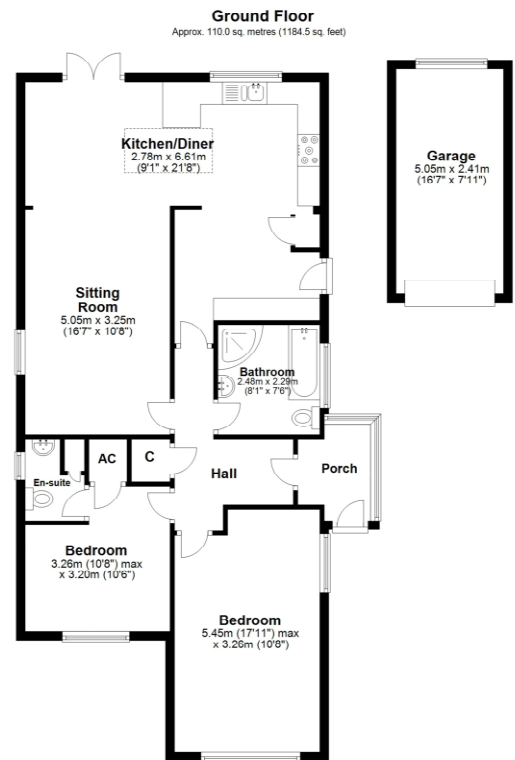
**Services** Mains water (meter), electricity, drainage and gas connected. Telephone subject to BT transfer regulations.

### Council Tax Band C

### Caution

All services and fittings mentioned in these particulars have not been tested, and hence we cannot confirm they are in working order.

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Total area: approx. 142.9 sq. metres (1538.1 sq. feet)

Every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are exact and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**Mortgage Advice:** "We would be happy to introduce you to Bloomfield & Associates Ltd, an appointed representative of CAERUS Financial Limited for any mortgage requirements."

**"Your home may be repossessed if you do not keep up repayments on your mortgage."**

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Steven Thornewill who will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property.