



CHAFFERS
ESTATE AGENTS



Grange Cottages

North Street, Mere, BA12 6HJ

An immaculately presented two double bedroom end of terrace period cottage located within close proximity of Mere's town centre and amenities. The property boasts driveway parking for two vehicles, rear garden and has been much improved to an exceptionally high standard by the present owner.

£318,500 Freehold

Council Tax Band: B

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DESCRIPTION

New luxury kitchen • **New boiler** • **Bespoke wardrobes, fittings and flooring**
An attractive two bedroom end of terrace cottage enjoying a convenient location within easy walking distance of Mere's town Centre. This well presented home is in excellent decorative order throughout. The accommodation is arranged over two floors and in brief comprises: entrance porch; hallway; under stairs storage cupboard; newly installed Blossom Avenue kitchen with Corian worktops and includes built in Bosch electric double oven with warming drawer, Elica down draft ceramic induction hob, built in slimline Bosch dishwasher, built in Becko fridge/freezer, plinth heater and space for washing machine; dining room with built in storage cupboards and bifold doors leading out to the rear garden; a well proportioned lounge with engineered oak flooring, bespoke Prestige Interiors television cupboard and an electric down-convector display fireplace; a downstairs cloakroom with low level WC, window, radiator and basin completes the layout of this floor. The landing on the first floor leads to bedroom one with bespoke Prestige Interiors wardrobes and Amtico superior flooring; Jack and Jill bathroom with walk in shower, extractor fan, low level WC and basin with storage draws underneath. Bedroom two is of good size and provides access to the loft, with hatch and drop down ladder, where the new combination boiler, installed in 2023, is housed. Outside there is a low maintenance rear garden with a wooden pergola, side access, outside tap and a gravelled area to the front of the property that provides parking for multiple vehicles.

LOCATION

Mere is a small country town which offers a good range of everyday facilities including health centre and dentist, supermarket, Flower/Vegetable shop, Post Office, butchers, Primary School, churches, cafes, pubs, electrical shop, golf driving range, fishing lakes and regular local bus services, There are excellent walks in and around the town and also the Wiltshire downs. The town has easy access to the A303 and main line station at Gillingham (Exeter - Waterloo) approximately 4 miles, the ancient Saxon hilltop town of Shaftesbury is approximately 8 miles and the cathedral city of Salisbury about 24 miles.

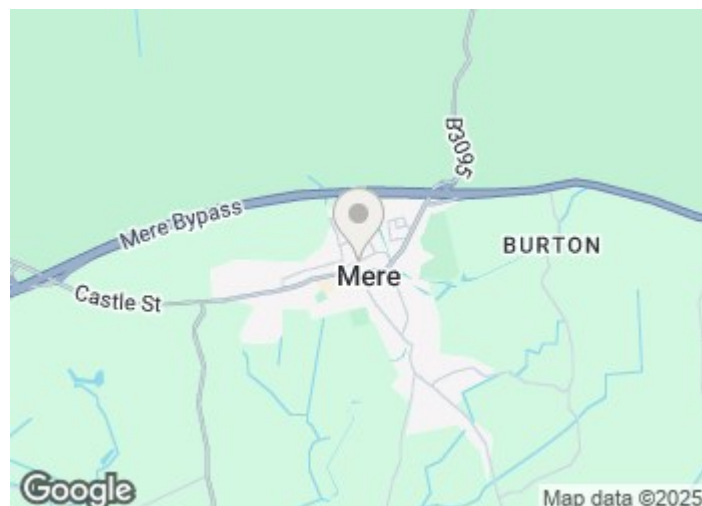
ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Underfloor heating in the kitchen and bathroom.

Council Authority: Wiltshire 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: D

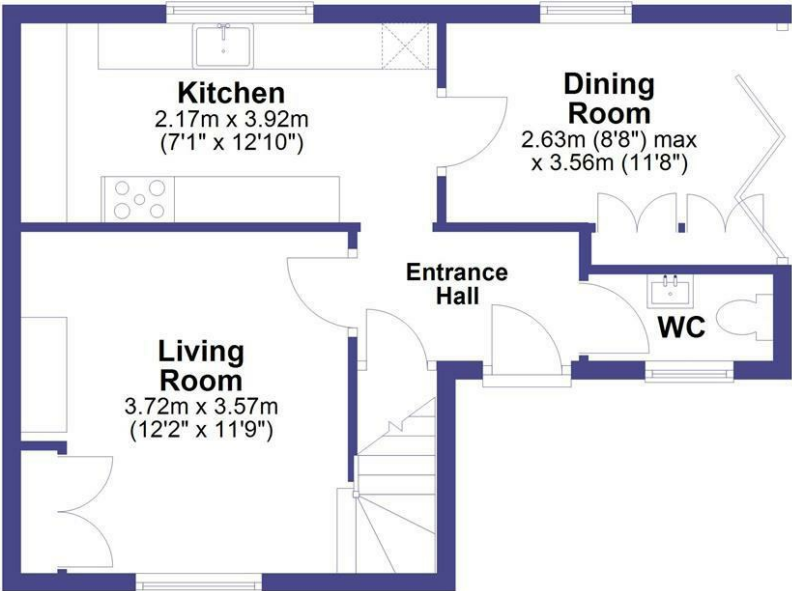


Directions



Floor Plan

Ground Floor



First Floor



Total area: approx. 66.9 sq. metres (719.8 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.

