



CHAFFERS
ESTATE AGENTS



Anvil Road

Pimperne, Blandford Forum, DT11 8UQ

This beautifully presented, recently built, 2 double bedroom mid-terrace mews house is located in the picturesque Dorset village of Pimperne. The property includes an allocated parking space, visitors' parking, and a landscaped rear garden. It comes with the remainder of a 10-year NHBC warranty.

Asking Price £335,000 Freehold

Council Tax Band: C

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- Built in 2022 with NHBC years remaining
- Modern sleek kitchen
- Combination Boiler
- Picturesque village of Pimperne
- French doors from the lounge/dining room to the patio
- Integral appliances
- Landscaped, enclosed rear garden with paved patio
- Close to village amenities and easy access to nearby towns and coastal resorts

Description

Built in early 2022 to high specifications, it features gas central heating, UPVC double glazing, cloakroom, reception hall, kitchen, and bathroom, hard flooring in the lounge/dining room, stairs, and bedrooms, and integrated kitchen appliances. The lounge/dining room has French doors opening onto a paved patio perfect for al fresco dining.

A covered porch and front door lead to the reception hall with a cloakroom. The modern sleek kitchen includes integrated appliances and a combination boiler. The lounge/dining room features an under-stairs cupboard and French doors to the patio. Upstairs, there are 2 double bedrooms master with double wardrobe and a bathroom with a bath, shower, WC, wash basin with vanity mirror, and towel radiator.

The graveled and brick driveway provides access to the front with an allocated parking space and an outside tap. A gate leads to the rear garden granting useful access for the bins, and the enclosed rear garden features a paved patio for alfresco dining, gravel pathways, shrub beds, and a very useful shed.

Location

Old Post Office Mews is a small development of 4 properties in Pimperne, which boasts a parish church, Primary School, nursery, busy village hall, play parks, scenic walks, gym, and The Anvil Inn restaurant/hotel. It is about 2 miles from Blandford Forum and offers easy access to Wimborne Minster, Dorchester, Shaftesbury, Salisbury, and the coastal resorts of Poole and Bournemouth.



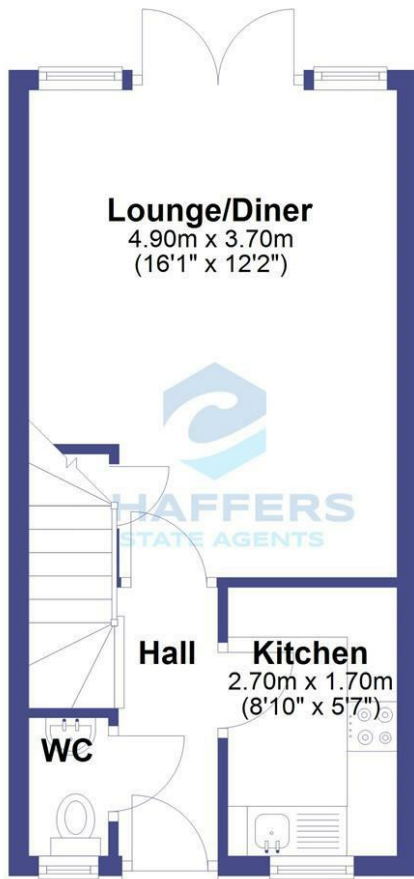
Directions

3 Old Post Office Mews, Anvil Road Pimperne, Blandford Forum, DT11 8UQ What3Words: [///treetop.songs.outreach](https://www.what3words.com/#!/treetop.songs.outreach)

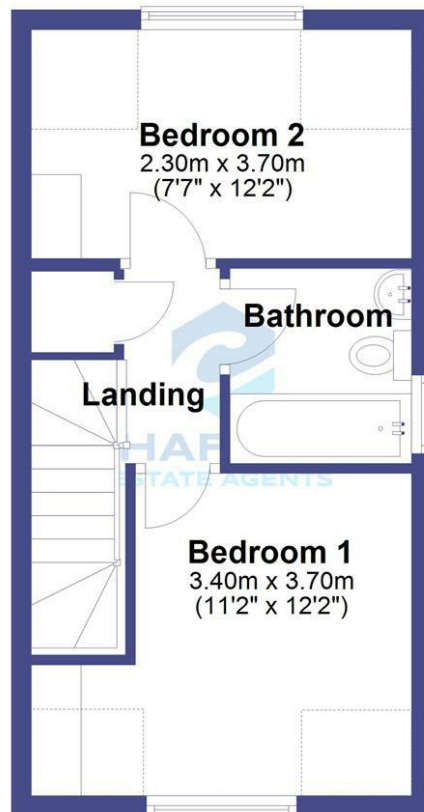


Floor Plan

Ground Floor



First Floor



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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