



**CHAFFERS**  
ESTATE AGENTS



## 18 Innes Court Station Road , Sturminster Newton, DT10 1BB

This centrally located End-of-terrace home is in prime position for the Town of Sturminster Newton. Having freshly been painted and recarpeted, it offers the perfect blank canvas for a first time buyer or alternatively would make a good rental property which was its purpose before.

**Price Guide £225,000 Freehold**

Council Tax Band: C

# 18 Innes Court Station Road

, Sturminster Newton, DT10 1BB



- Central location
- Allocated parking
- Two bedrooms
- Quaint rear garden
- New Carpets
- Freshly painted
- Ground Floor Cloakroom
- Ideal First Time Buy

## Description:

### Ground Floor

Upon entering, there is a cloakroom to the right with W.C and wash hand basin. The left offers a kitchen with wall and base units for ample storage and service area opening the kitchen up to the living area. The living area offers stairs to the first floor and a large patio door bathing the room in natural light and proving access to a quaint rear garden.

### First Floor

The first floor presents two generously proportioned double bedrooms, one of which has a built in wardrobe. These rooms are serviced by a principle family bathroom with double shower, W.C. and a wash hand basin.

### Outside

From the front, we have an allocated parking space and a storm porch sheltering the front door. A foot path for residents providing convenient access down an alleyway towards the town. A quaint rear garden which is partially walled, with patio seating immediately off the living area with small body of lawn and flower bed providing a relaxing retreat in which to catch some rays.

### History

Previously this property was utilized as a rental and as such, we feel that it would quite easily be a turn key rental property which meets the requirements for letting.



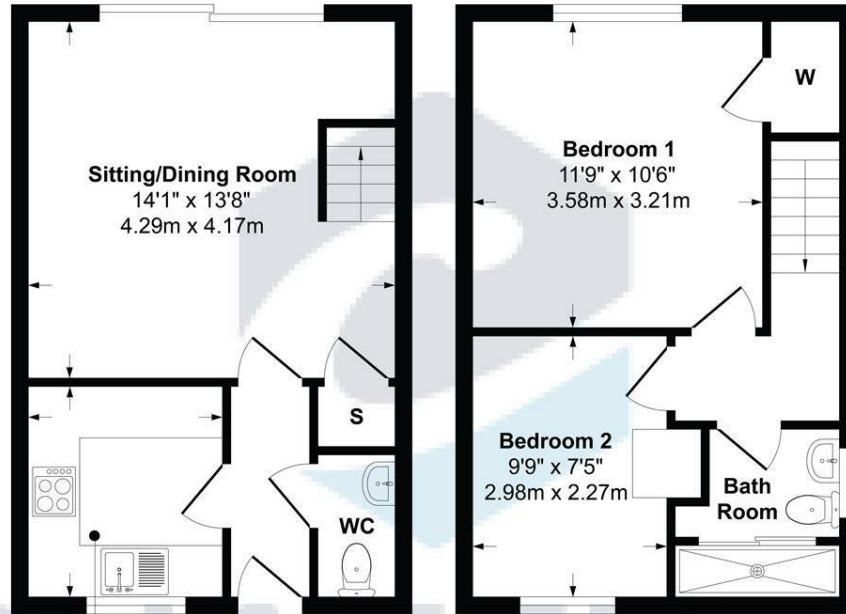
## Directions

18 Innes Court, Station Road Sturminster Newton, DT10 1BB What three words: ///fight.helped.pint



# Floor Plan

Station Road, Sturminster Newton, Dorset, DT10



**Kitchen**  
8'1" x 7'5"  
2.46m x 2.27m

**Ground Floor**  
Approximate Floor Area  
311 sq. ft  
(28.87 sq. m)

**First Floor**  
Approximate Floor Area  
311 sq. ft  
(28.87 sq. m)

**Approximate Gross Internal Floor Area 622 sq. ft / 57.74 sq. m**

© CHAFFERS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Market Place, Sturminster Newton, Dorset, DT10 1AS  
Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	