



**CHAFFERS**  
ESTATE AGENTS



## 33 Elm Close

, Sturminster Newton, DT10 1JG

This delightful semi-detached bungalow features a sun-filled southerly facing garden, perfect for green fingers! Offered with both garage and driveway parking, two proportionate bedrooms and offered with no forward chain.

**Asking Price £290,000 Freehold**

Council Tax Band: C

# 33 Elm Close

, Sturminster Newton, DT10 1JG



- South Facing Garden
- Two Bedrooms
- Bungalow
- Garage and Parking
- No Forward Chain
- Manageable Garden
- Scope for Improvement

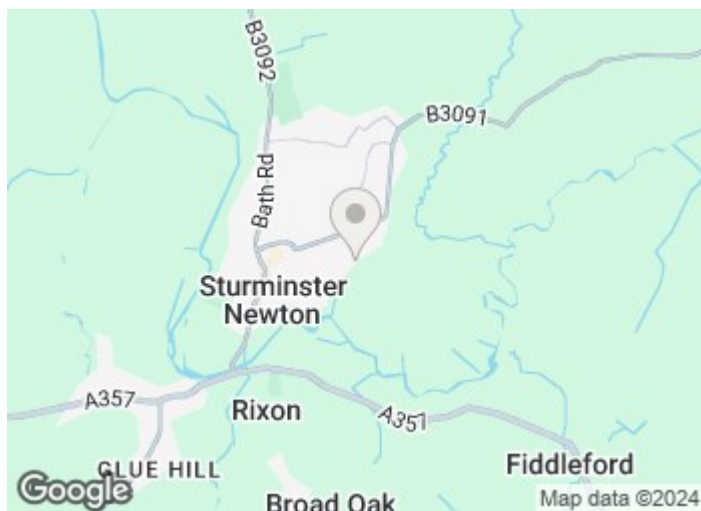
## Description:

Offered for sale with an enviable southerly facing garden, a quaint two bedroom detached bungalow located at the latter part of a popular cul-de-sac. The property is entered into the hallway, which has two bedrooms to the right, one of which is a large double with fitted wardrobes, and the second is a large single. At the rear of the bungalow is a good sized sitting/dining room with patio doors opening onto the southerly facing garden. Adjacent the sitting room is the kitchen which has fitted wall and base units, a fitted electric oven with gas hob, a sink with drainer, and space for under counter fridge and washing machine. There is also a shower room with a corner shower cubicle, low level WC and hand wash basin.

Outside, the property has a front garden laid to lawn with a flower bed and a driveway leading to a single garage. The rear garden is mainly laid to lawn with a small patio area and flower beds.

## Location:

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.



## Directions

What three words: [///outboard.divisions.outlawing](http://outboard.divisions.outlawing)  
Postal Code: 33, Elm Close Sturminster Newton,  
DT10 1JG



# Floor Plan

## Ground Floor



Total area: approx. 51.4 sq. metres (553.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	