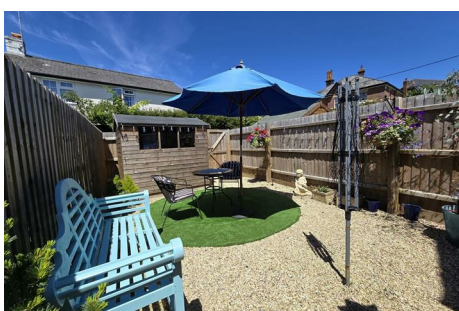




CHAFFERS

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 £325,000 Freehold

Council Tax Band: C

Anvil Road

Pimperne, Blandford Forum, DT11 8UQ



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

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.

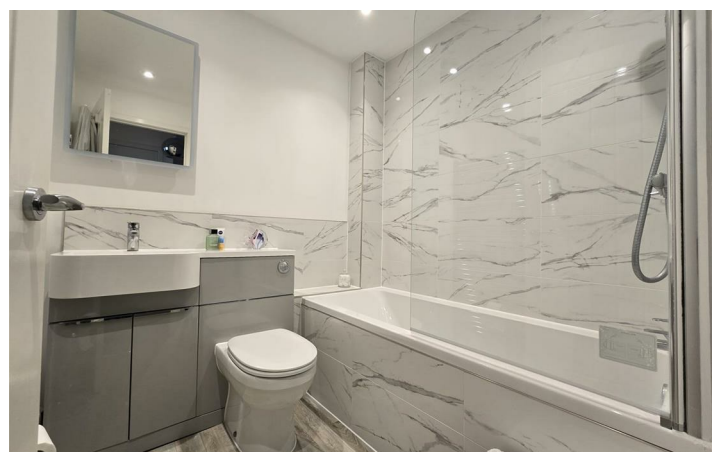
Location

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.

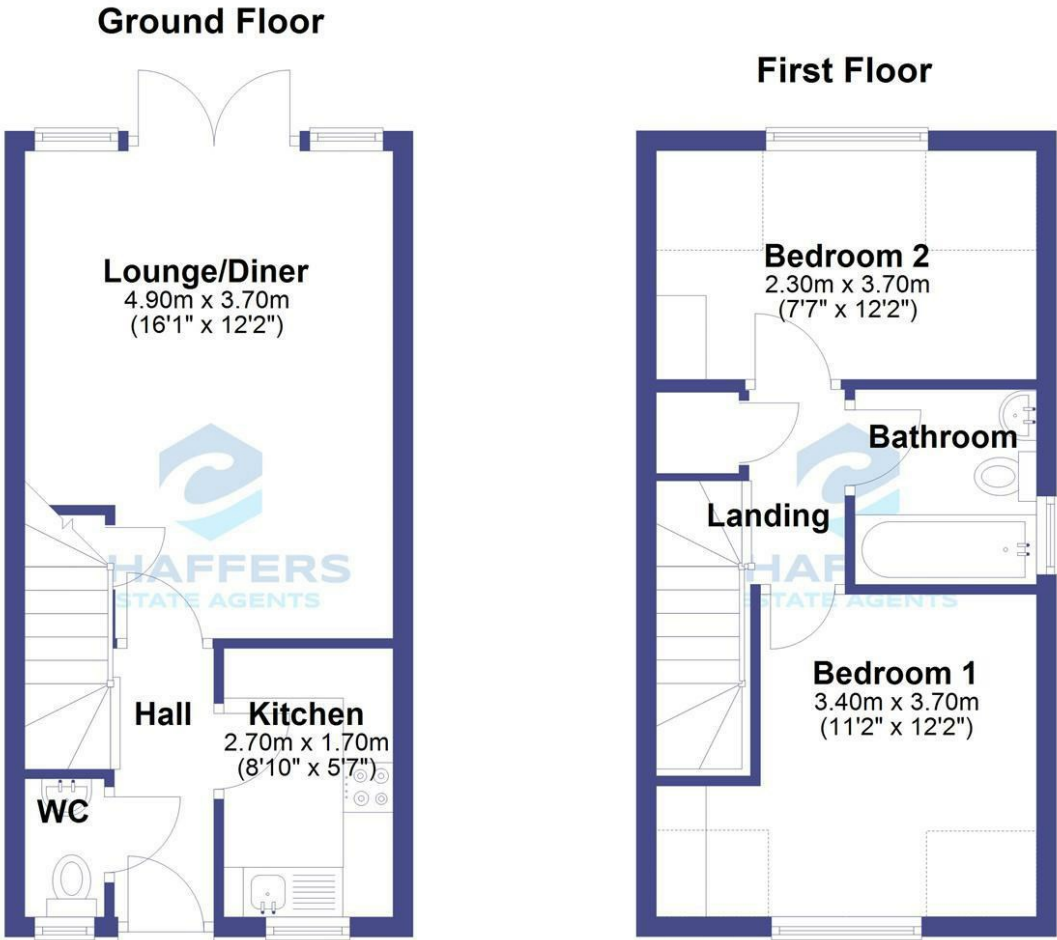


Directions

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



Floor Plan



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

| 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 | | |