



Symonds  
& Sampson

No 1 Christys Lane

Shaftesbury, Dorset

# No 1 Christys Lane

Shaftesbury  
Dorset SP7 8NG

A semi detached house in a highly accessible and central Shaftesbury location with plenty of parking in the private driveway.



- Vendor suited
- Double glazed windows and new heating system
- Scope for further decoration / modernisation
  - Large parking / turning driveway
  - Solar panels

Guide Price £240,000

Freehold

Sturminster Sales  
01258 473766

[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)



## THE DWELLING

A semi detached house with scope for updating and possible extension, subject to the usual consents. There is a good balance of accommodation with double glazing and a recently installed heating system. There are also solar panels.

## ACCOMMODATION

See floor plan but in brief: The back hall has a utility room and a separate wc and leads to the kitchen and then to the sitting room with a wood burner. Upstairs are 3 double bedrooms with built in wardrobes to bedroom 1; and a shower room.

## OUTSIDE

There is a large parking and turning area accessed from St Rumbold's Road. The house sits back from a pretty front garden and a path leads to the long and level west facing rear garden. There is a good garden shed and further hard standing and the rear is accessed from St George's Lane cul de sac.

## SITUATION

Shaftesbury has an excellent range of shop and amenities including a delicatessen, cafes, pubs, restaurant, niche retailers, a newly re-opened boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre. The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the Southwest.

## DIRECTIONS

What 3 words///clinking.outwards.attending

## SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system. Solar panels.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Mobile phone network coverage is likely inside and outside – (coverage is best provided by Three and O2 Networks) (Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C



# Christys Lane, Shaftesbury

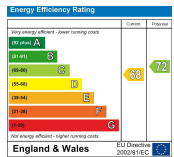
Approximate Area = 863 sq ft / 80.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1184811



WT September 2024



01258 473766

sturminster@symondsandsampson.co.uk  
Agriculture House, Market Place,  
Sturminster Newton, Dorset DT10 1AR



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