



21

Lockeridge Close, Blandford Forum

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Blandford Forum
DT11 7TT

An immaculately presented two-bedroom terraced property in a popular cul-de-sac location, adjacent to the Dorset Trailway and within walking distance of the town centre.



- Direct access to Dorset trailway
 - Popular cul de sac location
- Single garage and off-street parking for two cars
- Useful cabin in the rear garden with power and water facilities
 - Open plan living
- Within walking distance of town centre
 - Tastefully updated bathroom
 - Motivated vendor

Guide Price £290,000
Freehold

Blandford Sales
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ACCOMMODATION

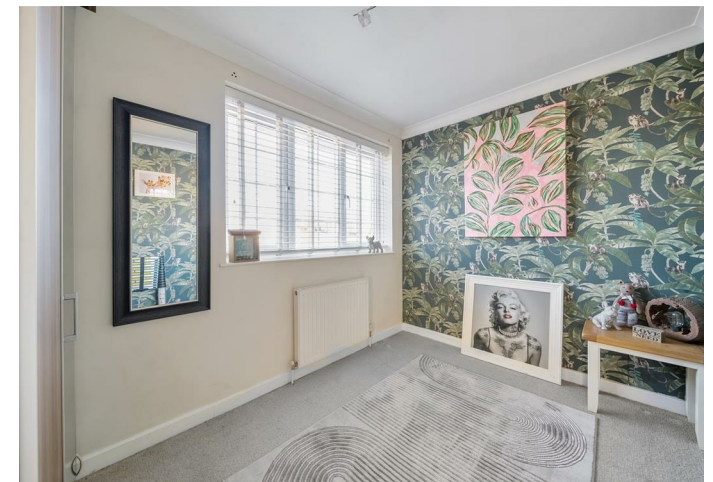
An immaculately presented two-bedroom terraced property in a popular cul-de-sac location, adjacent to the Dorset Trailway and within walking distance of the town centre.

Upon entry to the property, there is a good size sitting room with a feature wall and mounted electric fire, two archways lead to the open plan kitchen/dining area overlooking the rear. The tastefully updated and extended kitchen comprises of a range of wall and base units, an electric range cooker and includes space for a fridge/freezer, along with other kitchen appliances undercounter. The dining area is an incredibly light space with a pleasant outlook of the rear garden accessed via UPV French doors.

Rising to the first floor, the master bedroom is situated to the rear of the property, a good size double room with freestanding furniture. The second bedroom is located to the front of the property and would accommodate a double bed or could be utilised as an office/study. Completing the first floor, is the modern looking fully tiled main bathroom which has the added benefit of both a separate bath and a shower, basin and w.c.

OUTSIDE

The property is approached via a resin driveway accommodating two cars leading to the front porch. The single garage has an up and over door with power and light. The rear enclosed garden is fenced and laid to lawn with a useful paved area for entertaining and a path leading to a cabin which is an ideal workspace.



SITUATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

What3words:///jammy.gangway.tables

SERVICES

Mains gas, electric, drainage and water.

Broadband- Standard, Superfast & Ultrafast broadband is available.

Mobile phone coverage- Network coverage is limited indoors and likely outdoors.

(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Dorset Council- 01305 211970

Council Tax Band - B

EPC - C

There is no recorded flood risk at the property.

<https://www.gov.uk/check-long-term-flood-risk>



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Approximate Area = 823 sq ft / 76.4 sq m

Garage = 106 sq ft / 9.8 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1005 sq ft / 93.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Symonds & Sampson. REF: 1219855.

Blandford/DJP/November 2024



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