



8 Chapel Gardens Blandford Forum Dorset DT11 7UY

Situated in a cul de sac location in the heart of Blandford close to a wide range of amenities, includes a modern kitchen and bathroom, garage in a block and offered with no forward chain.



- No forward chain
- Walking distance to amenities
 - Garage in a block
- Easy to maintain rear garden
- Modern kitchen & bathroom
- Ideal starter home or downsize

Guide Price **£265,000**

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

A well maintained property situated to close to amenities which would make an ideal first time home or for anyone wishing to downsize to a convenient location. Upon entry there is a hallway opening into the modern kitchen comprising of a range of white gloss wall and base units set with a counter top and offering space for white goods and freestanding cooker. The heart of the home is the light sitting dining room, which enjoys a sunny aspect and access to the rear garden. The room includes a fireplace and electric fire as a focal point and a understairs storage cupboard.

The master bedroom is situated to the rear of the property, a light room with two windows overlooking the rear garden. The room would easily accommodate a double bed and other pieces of freestanding furniture. The second is a nice sized double room with a single built in wardrobe over the stair well. The bathroom is fully tiled with natural stone tiling comprising of a white bath with over head shower, basin with vanity unit and a w.c.

OUTSIDE

The front garden is paved for ease of maintenance and the rear garden enjoys a sunny aspect with a patio adjoining the house for outside dining with the remainder laid to gravel, accessed via a single internal patio door and a side gate. A

single garage with a pitched roof is situated a short distance away in a block.

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. 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:///expansion.hazy.race

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

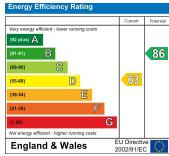
MATERIAL SERVICES

Dorset Council Tax Band - C
Dorset Council Tel: 01305 211970

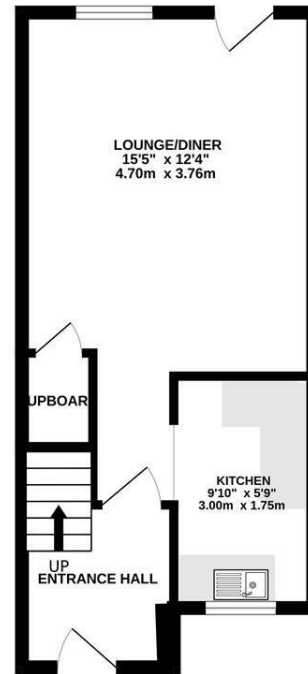
EPC - D

There is ultrafast broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>
<https://www.gov.uk/check-long-term-flood-risk>





GROUND FLOOR



1ST FLOOR



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