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Dukes Parade
Blandford Forum
DT11 7GL

A well presented two-bedroom semi-detached home situated on a popular established development, offered to the market with no onward chain.



- Within easy walking distance of the town centre
 - Ideal First Time Buy
 - Well presented throughout
 - Modern kitchen & bathroom
- Two generously sized double bedrooms
 - Sunny rear garden with shed
 - Driveway parking for two cars

Guide Price **£280,000**

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Upon entry to the property is a spacious hallway with oak laminate flooring serving the principal rooms with stairs to the first floor. The heart of the home is the light sitting/dining room, which is situated to the rear with UPVC doors leading to the garden. The modern kitchen comprises of a range of wall and base units set with a countertop, stainless steel sink, plus integrated appliances including an electric oven, gas hob with extractor hood over and space for a fridge freezer and washing machine. Completing the ground floor is a cloakroom and a storage cupboard in the hallway.

Rising to the first floor, both the double bedrooms are accessed via the spacious landing which has a useful cupboard. The master bedroom is situated to the front of the property and is an incredibly light room with an alcove space for a wardrobe. The second bedroom overlooks the rear garden with well-crafted wall panelling. The bedrooms are served by a family bathroom comprising a bath with shower overhead and glass screen, basin and w.c.

OUTSIDE

The property is approached via a path leading to the front door. The sunny rear garden is mainly laid to lawn with a patio perfect for outdoor entertaining. There is a useful shed within the garden and a secure side gate provides access to the driveway which allows parking for two cars.

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///shadowed.roughest.though

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211970

EPC - B

Grounds Maintenance Charge applicable.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
<https://www.gov.uk/check-long-term-flood-risk>



Dukes Parade, Blandford Forum

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	97
A+ (81-90)	84
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1356351



Blandford/RB/October 2025



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