





## 20 Park Lands Blandford Forum DT11 7BA

A delightful two-bedroom period cottage in the heart of Blandford town centre, offered to the market with no forward chain.



- Within easy walking distance of the town centre
  - Ideal First Time Buy
- Generously sized bedrooms
  - Cloakroom
  - Private garden
  - Garage

Guide Price **£230,000**  
Freehold

Blandford Sales  
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## ACCOMMODATION

The ground floor features a kitchen/breakfast room with natural stone floors, flowing into a cosy sitting room boasting a gas effect fire. The kitchen comprises an electric cooker with gas hob and space for a washing machine and fridge freezer undercounter. There is also a downstairs cloakroom upon entry to the property and useful storage space under the stairs.

Rising to the first floor, there are two generously sized bedrooms overlooking the front of the property served by a family bathroom. The bedrooms also benefit from fitted wardrobes.

## OUTSIDE

The property is approached via a wooden gate and tarmac path leading to the front door. The well established garden is mainly laid to lawn with two useful storage sheds. There is on street parking and a single garage in a separate block a short walk away.

## 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:///canoe.broads.quicksand

## SERVICES

Mains electricity, water and drainage. Gas central heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC- D

There is 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>

Please refer to the government website for more details.

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



# Park Lands, Blandford Forum

Approximate Area = 692 sq ft / 64.2 sq m

Garage= 127 sq ft / 11.7 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 833 sq ft / 77.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
41-54	E		
29-40	F		
13-28	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). Produced for Symonds & Sampson. REF: 1362913

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Blandford/RB/Oct 2025



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