

Total area: approx. 64.4 sq. metres (692.9 sq. feet)



North Fields
Sturminster Newton

Guide Price
£230,000

****CALLING ALL INVESTORS**** opportunity to purchase a delightful end of terraced home offering well proportioned accommodation with two double bedrooms, enjoying a tucked away position in a popular residential area and presented to the market with the advantage of no onward chain. The property lies on the fringe of the market town of Sturminster Newton, which provides a good range of facilities from independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a selection of entertainment venues. The property is about eighteen years old and has been used as very successful investment for the rental market for the last four years. The property is currently tenanted and would like to remain in residence, as such, this is a great chance to add to an existing portfolio or to start on this avenue. A viewing is absolutely essential to truly appreciate what is on offer and an early viewing is urged to avoid missing out on the chance to be the next owner.

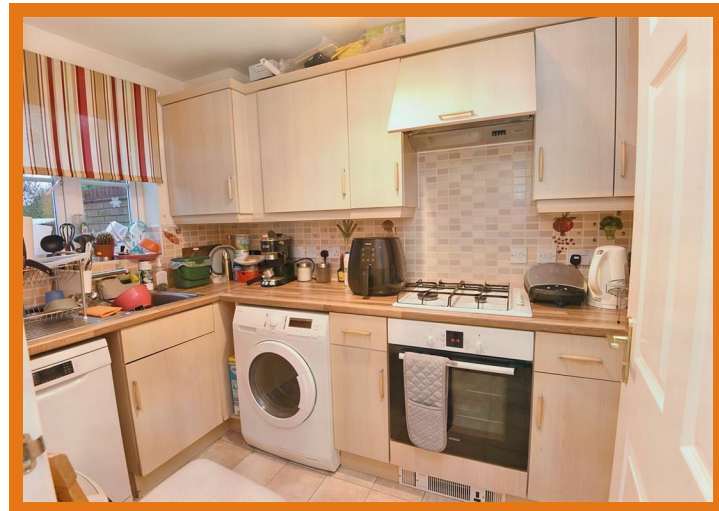
In brief, the ground floor accommodation consists of good sized and welcoming entrance hall, combined sitting and dining room with double doors leading out to the conservatory. There is also the kitchen with plenty of fitted cupboards and some built in appliances plus a cloakroom. On the first floor there is the bathroom and two double bedrooms, both with built in wardrobes. Outside, there are two allocated parking spaces opposite the property and an enclosed rear garden.

DRAFT DETAILS

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Market Place
Sturminster Newton
Dorset
DT10 1AS

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



ACCOMMODATION

Ground Floor

Entrance Hall

Composite front door with diamond shaped glass pane opens into a good sized, welcoming entrance hall. Ceiling light. Wall mounted electrical consumer unit. Central heating thermostat. Coat hooks. Radiator. Power and telephone points. Tiled floor. White panelled doors to the cloakroom, kitchen and to the:-

Sitting Room

Ceiling lights. Two radiators. Power and television points. Double doors with windows to either side opening into the:-

Conservatory/Dining Room

Of uPVC double glazed construction with low wall, windows to the sides and rear plus double doors opening to the side and rear garden. Power points.

Kitchen

Window with tiled sill to the front of the property. Ceiling light. Power points. Plinth heater. Wall cupboard housing the gas fired central heating boiler. Fitted with a range of light wood grain effect kitchen units consisting of floor cupboards with drawers and eye level cupboards with counter lighting under. Good amount of wood effect work surfaces, tiled splash back and stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and dishwasher. Space for a

fridge/freezer. Built in electric oven and gas hob with extractor hood above. Tiled floor.

Cloakroom

Ceiling light. Extractor fan. Wall shelf. Radiator. Fitted with a low level WC with dual flush facility and wall mounted wash hand basin with tiled splash back. Tiled floor.

First Floor

Landing

Stairs rise to the galleried landing. Ceiling light. Access to the loft space with drop down ladder. Power points. White panelled doors to all rooms.

Bedroom One

Two windows to the front aspect with partial countryside view. Radiator. Power, telephone and television points. Built in double wardrobe with hanging rail and shelf.

Bedroom Two

Window overlooking the rear garden. Ceiling light. Radiator. Power points. Built in double wardrobe with hanging rail and shelf. Airing cupboard housing the hot water cylinder.

Bathroom

Obscured glazed window with deep tiled sill to the side elevation. Ceiling light. Radiator. Shave socket. Fitted with a modern suite consisting of low level WC with dual flush facility, pedestal wash hand basin and bath with mains shower over and full height tiling to the surrounding walls. Vinyl flooring.

Outside

Garden and Parking

The property is situated under an arch and enjoys a tucked away position at the end of the cul de sac. Opposite the house there are two allocated parking spaces. To the side of the house a gate opens to a paved path and a timber shed. The path leads to the rear garden, which is laid to lawn and offers a blank canvas for one's own landscaping design.

Useful Information

- Energy Efficiency Rating tba
- Council Tax Band C
- uPVC Double Glazing
- Gas Fired Central Heating
- Mains Drainage
- Freehold
- No Onward Chain

Directions

From Sturminster Newton Town

Leave Sturminster via Bath Road heading towards Gillingham. Turn right into Honeymead Lane, just before the school. Continue to the bottom of the hill and bear round to the left. Take the next left into North Fields. On the right hand bend, turn left under the arch. The property will be found at the end, on the right hand side. Postcode DT10 1FD

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.