



6 Edward Street, Blandford Forum, Dorset, DT11 7QJ





**A Beautifully Presented 3 Story Property Within Walking Distance To Town Centre Amenities. The Property Benefits From A Kitchen/Dining/Family Room, Cloakroom & Rear Garden**

**Entrance Hall** - Solid wooden door with glazed panel to front, stairs to first floor, radiator, laminate flooring, thermostat, smoke alarm, smooth set ceiling with recessed lighting

**Living Room 12' (3.66m) x 12' (3.66m)**- Window to front aspect, chimney breast with wood burning stove on a tiled hearth, TV point, telephone point, solid wood flooring, smooth set ceiling

**Kitchen/Breakfast/Family Room 24'7" (7.49m) x 12'7" (3.84m)**- Fully glazed French doors and windows to rear garden, larder cupboard, chimney breast with wood burning stove on a tiled hearth, cupboard housing electric consumer unit, range of white gloss fronted base and wall units providing cupboard and drawer storage

**Cloakroom** - Low level WC, storage cupboard under stairs, tiled flooring

**First Floor Landing** - Window to rear aspect, exposed panelled wall, cupboard over stairs, further storage cupboard, stairs to second floor, smooth set ceiling with recessed lighting

**Bedroom 2 12'0" (3.66m) x 9'4" (2.84m)**- Window to front aspect. built-in wardrobes, ornamental fireplace, radiator, smooth set ceiling

**Bedroom 3 9'9" (2.97m) x 9'2" (2.79m)**- Window to rear aspect, ornamental fire place, radiator, smooth set ceiling

**Bathroom** - White suite comprising panelled bath with center taps, stainless steel rain head shower over, low level WC, vanity wash hand basin with storage under, obscure window to front aspect, tiled splash-backs, heated towel rail, tiled flooring, smooth set ceiling with recessed lighting

**Second Floor -**

**Bedroom1 14'4" (4.37m) x 11'9" (3.58m)**- Window to rear aspect, built-in wardrobes to one wall, TV point, radiator, smooth set ceiling with recessed lighting

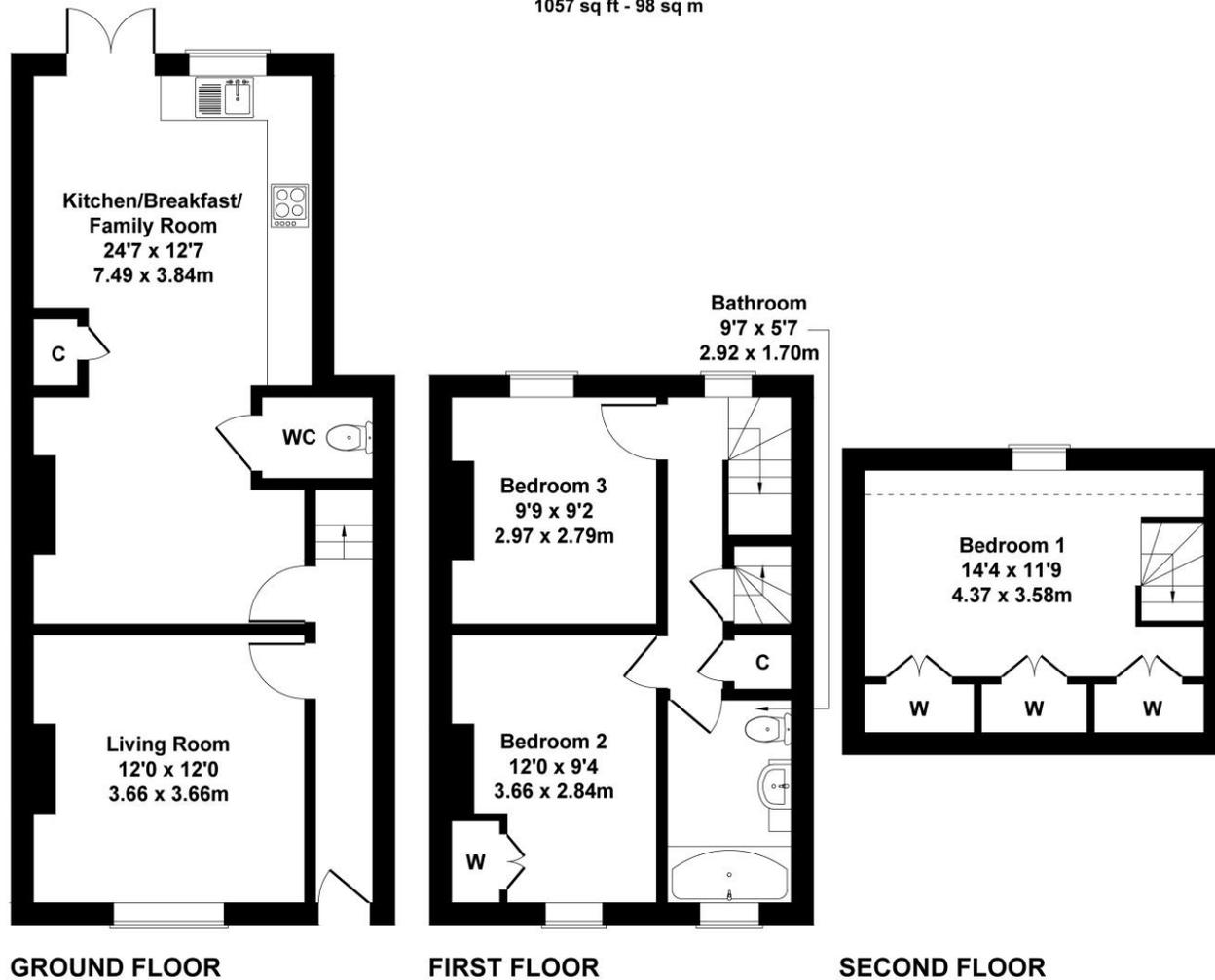
**Outside** - Fully enclosed rear garden being bounded by timber fencing and brick walling, gate for rear access, large patio area adjacent to the rear of the property with remainder being laid to lawn, timber shed with light and power



£325,000 Freehold

# 6 Edward Street

Approximate Gross Internal Area  
1057 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600