



9 Sheep Market Hill, Blandford Forum, Dorset, DT11 7DP





A Beautifully Presented 3 Bedroom Period Town House Offering Accommodation Over 4 Floors Being Conveniently Located In The Heart Of The Town Centre. The Property Benefits From Sash Windows, Basement Living Room & Courtyard Garden

Entrance Lobby - Solid wood door with glass panel above giving natural light, electric consumer unit, exposed floor boards

Dining Room 11'6" (3.51m) x 15'7" (4.75m)- Sliding sash window to front aspect, ornamental fireplace with wooden mantle piece, TV point, telephone point, stairs down to basement level Living Room, recessed lighting, smooth set ceiling

Kitchen 5'4" (1.63m) x 12'7" (3.84m)- Grey shaker style base and wall units providing cupboard and drawer storage, solid wood work-surfaces with tiled splash-backs, ceramic single sink with inset drainer and mixer tap, stainless steel fan assisted oven with 4 ring gas hob and integrated cooker hood over, space and plumbing for dish washer, space for free-standing fridge/freezer, wall mounted gas combination boiler, sliding sash window to rear courtyard, stairs to first floor, timber door with glass panel above to rear courtyard, wood effect laminate flooring, smooth set ceiling

Basement Living Room 16'10" (5.13m) x 15'0" (4.57m)- Window to rear aspects, obscure window to front, ornamental fireplace, storage cupboards under stairs, high level cupboard housing gas meter, TV point, radiator, recessed lighting, smooth set ceiling

First Floor Landing - Sliding sash window to rear aspect, radiator, stairs to second floor

Bedroom 2 8'7" (2.62m) x 8'8" (2.64m)- Sliding sash window to rear aspect, radiator, smooth set ceiling

Bedroom 3 8'4" (2.54m) x 9'1" (2.77m)- Sliding sash window to front aspect, ornamental cast iron period style fireplace, shelving, radiator, smooth set ceiling

Bathroom - White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled splash-backs, ladder style radiator, obscured glazed sliding sash window to front aspect, extractor fan, laminate flooring, smooth set ceiling

Second Floor Landing - Wall light, door to

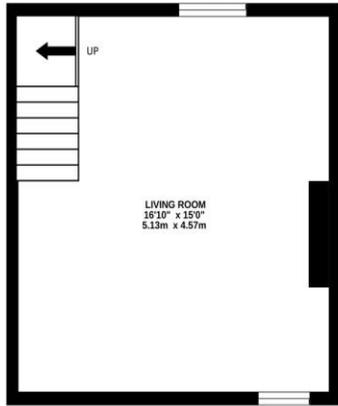
Bedroom 1 12'0" (3.66m) x 12'8" (3.86m)- Window to front aspect, ornament period style cast iron fireplace, built-in cupboard, telephone point, exposed beams and flooring, radiator, smooth set ceiling

Outside - Fully enclosed courtyard being bounded by brick walling and wooden fencing, laid to artificial grass for ease of maintenance, storage cupboard and additional utility cupboard with electric light and power, plus space and plumbing for washing machine and tumble dryer

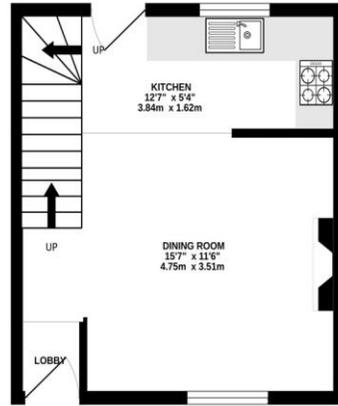


£260,000 Freehold

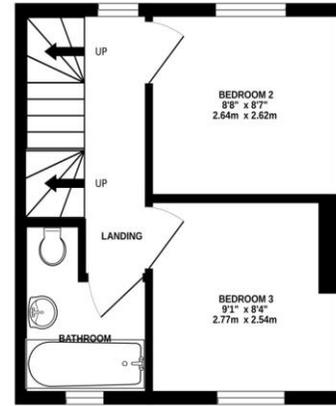
BASEMENT LEVEL
260 sq.ft. (24.2 sq.m.) approx.



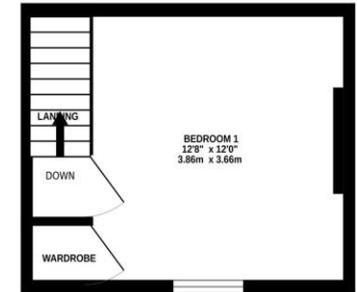
GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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