



Rosecroft, Victoria Road, Blandford Forum, Dorset, DT11 7JR





A well proportioned, three bedroom semi-detached house within walking distance of the town centre, offered to the market with NO FORWARD CHAIN.

- Rosecroft is situated a short walk away from the town centre of Blandford Forum on the popular street of Victoria Road.

Upon entering the property you are welcomed into the entrance hall, with stairs to first floor and access into the living room, kitchen and downstairs WC.

The living room has a window to front aspect providing natural light and a feature open fire place.

The kitchen has a range of base and wall units providing cupboard and drawer storage, space for appliances and provides access to the dining room as well as the sun room which spans the width of the house.

Bedrooms 1 and 3 overlook the front of the property, with bedroom 2 enjoying views of the rear.

The good sized family bathroom benefits from a low level WC, bath and obscured window to side aspect.

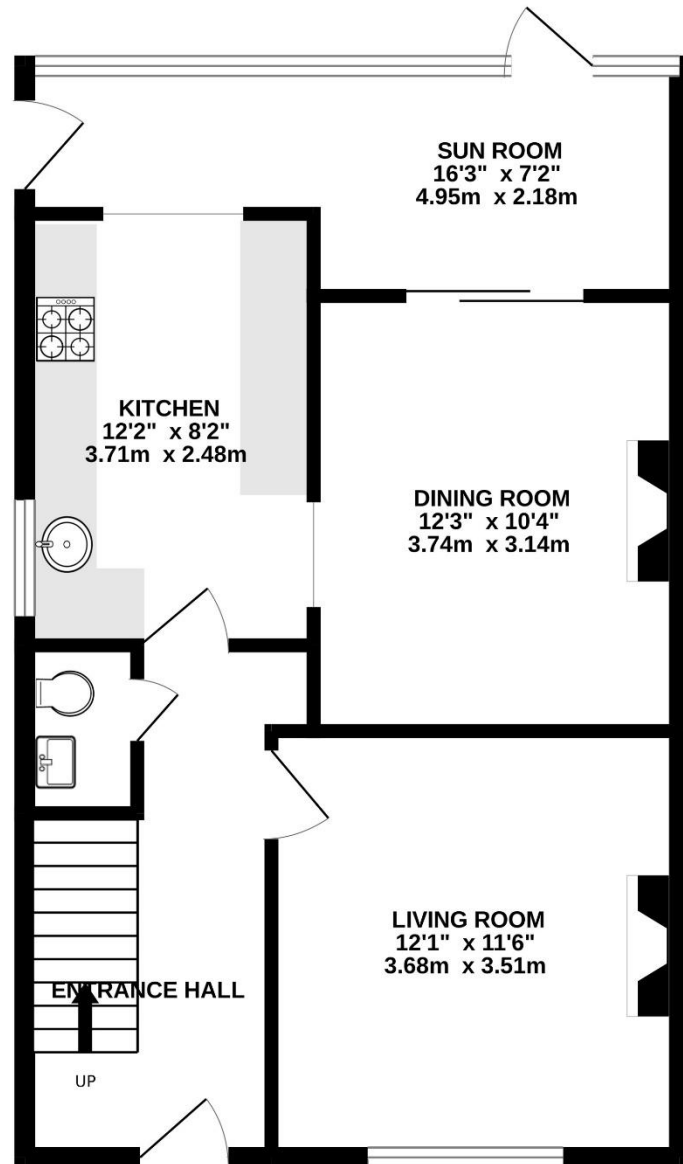
Externally the property offers a block paved driveway to the front for parking of 2/3 cars, as well as side access to the rear garden.

The South-Westerly facing rear garden has a patio adjacent to the property, with a further patio area to the rear of the garden.

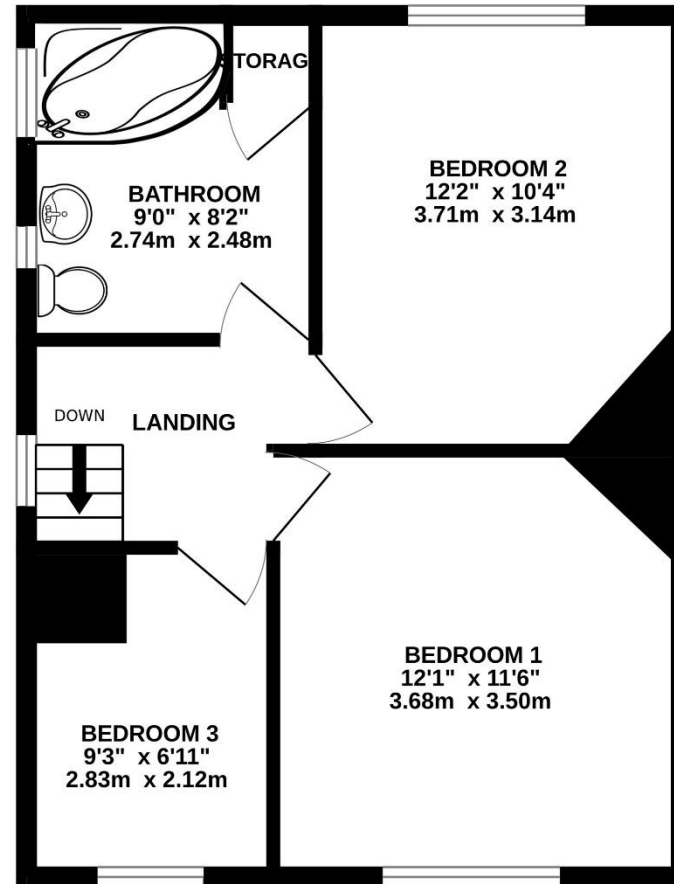
- Entrance Hall**
- Cloakroom**
- Living Room**
- Dining Room**
- Kitchen**
- Sun Room**
- Landing**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Bathroom**



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 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 - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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