



Fossils, Main Street, Shroton, Blandford Forum, Dorset, DT11





A Beautiful 2 Bedroom Character Cottage, Situated In The Sought After Village Of Shroton. Having Undergone An Extensive But Sympathetic Refurbishment including a full re-wire and 25 Year Guaranteed Damp Proof Coursing, The Property Benefits From a 180ft Rear Garden, Workshop & No Forward Chain.

Entrance Hall - Canopied porch to composite door with obscure glazed panels to front, stairs to first floor with storage cupboard under, vinyl flooring, electric heater, smoke alarm, smooth set ceiling with recessed lighting.

Living Room 14'0" (4.27m) x 13'1" (3.99m) - Window to front aspect, brick chimney breast with wood burning stove and tiled hearth, carpet, TV point, telephone point, electric heater, smoke alarm, smooth set ceiling

Dining Room 9'6" (2.9m) x 9'4" (2.84m) - UPVC part obscure glazed door to rear garden, window to same, vinyl flooring, electric heating, wall light, smooth set ceiling

Kitchen 9'5" (2.87m) x 9'2" (2.79m) - Range of newly fitted grey base and wall units providing cupboard and drawer storage, wood effect work-surfaces with tiled splash-backs, ceramic single sink with drainer inset and mixer tap, stainless steel electric oven and grill with 4 ring ceramic hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, window to rear aspect, vinyl flooring, smoke alarm, smooth set ceiling with recessed lighting

First Floor Landing - Obscure window to bedroom 2 giving natural light, carpet, electric consumer unit, smoke alarm, smooth set ceiling

Bedroom 1 13'7" (4.14m) x 10'8" (3.25m) - Window to front aspect, feature period style fireplace, carpet, TV point, electric heater, smooth set ceiling

Bedroom 2 10'10" (3.3m) x 8'8" (2.64m) - Window to front aspect, carpet, access to roof space with drop down ladder, painted wooden panelling to one wall, electric heater, smooth set ceiling

Bathroom - White suite comprising panelled bath with mixer tap, corner glass shower enclosure with electric shower, pedestal wash hand basin with mixer tap, low level WC, splash-backs, window to rear aspect, cupboard housing hot water cylinder, heated towel rail, vinyl flooring, smooth set ceiling with recessed lighting

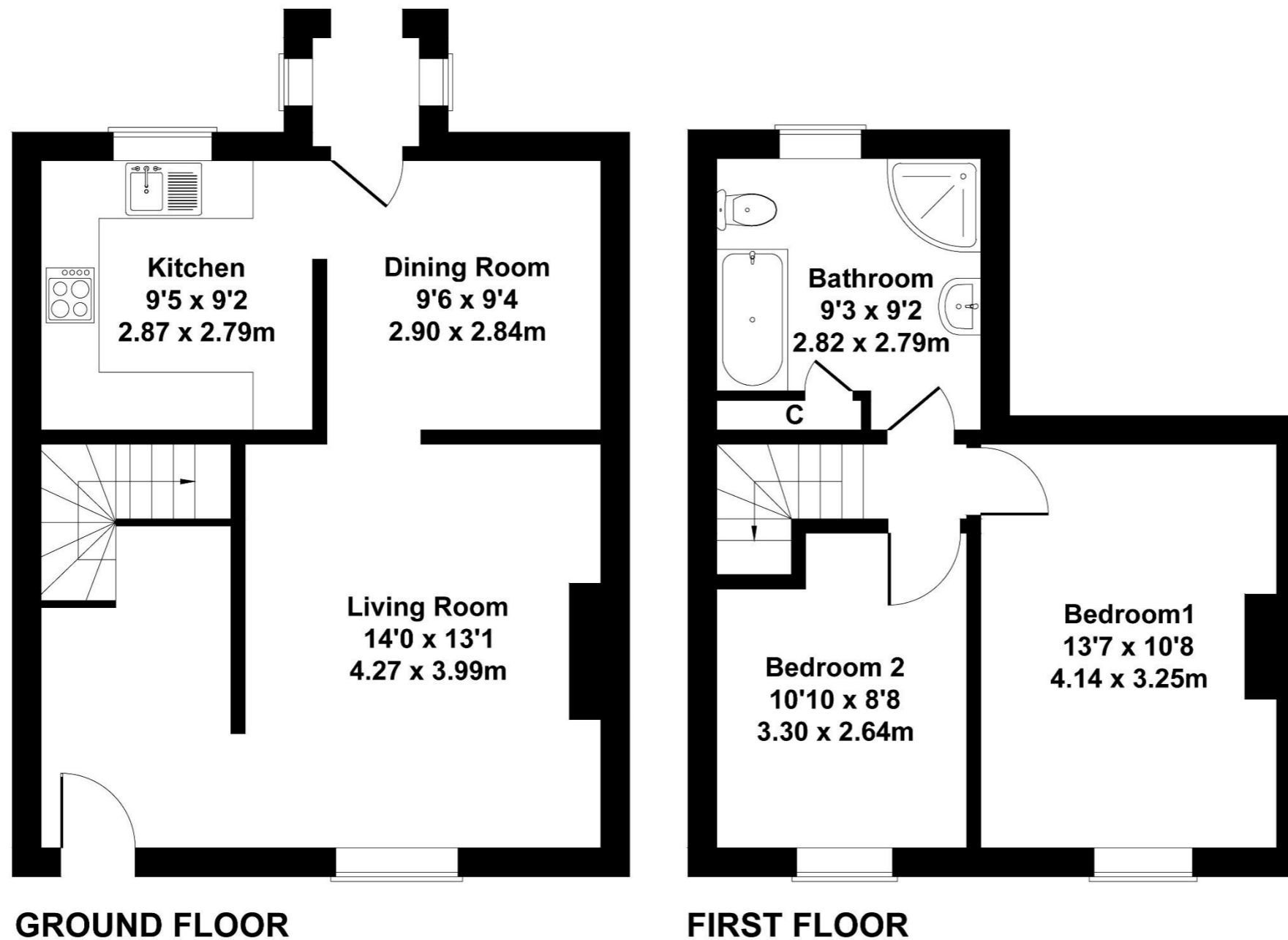
Outside - The rear garden (including workshop and hard standing area) measures approximately 200ft, being fully enclosed by timber fencing, brick out building with tiled roof, greenhouse, path leading to Workshop at the foot of the garden, remainder being laid to lawn, established trees and shrubs

Prospective buyers should be aware there is no legal right for vehicular access to the rear hard standing area / workshop. We understand that the respective landowner would be willing to grant suitable access subject to suitable negotiations.



Fossils

Approximate Gross Internal Area
826 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2023
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.

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600