



13 Albert Street, Blandford Forum, Dorset, DT11 7HY





**An Attractive Brick & Flint 2 Bedroom Cottage With Attic Room Situated A Short Distance From The Town Centre. The Property Benefits From A Brick Store, Spacious Kitchen & No Forward Chain**

**Living Room 13'3" (4.04m) x 9'10" (3m)**- UPVC part obscure glazed door to front, window to same, feature brick chimney breast with wood burning stove set on tiled hearth, fitted storage cupboards, TV point, radiator, exposed varnished floorboards, smooth set ceiling

**Kitchen/Dining Room 13'2" (4.01m) x 11'4" (3.45m)**- Range of beech fronted base units providing cupboard and drawer storage, ample work-surfaces with tiled splash-backs, stainless steel single sink with drainer inset and mixer tap, space for free-standing gas cooker, space and plumbing for dishwasher, under counter fridge and freezer, wall mounted shelving, stairs to first floor, tiled flooring, wall mounted Valiant gas boiler and thermostat, window to rear, door to lobby, radiator, recessed lighting, smooth set ceilings, smoke alarm

**Lobby** - UPVC part glazed door to Lean-To, cupboard with space and plumbing for stacked washing machine and tumble dryer, tiled floor, smoke alarm

**Bathroom** - White suite comprising panelled bath with shower over with recessed controls, pedestal wash hand basin, low level WC, tiled splash-backs, window to rear aspect, radiator, extractor fan, tiled flooring, smooth set ceiling

**Lean-To/Store 11'8" (3.56m) x 6'6" (1.98m)**- With corrugated polycarbonate roof, UPVC French doors to garden, part tiled flooring, space and power for appliances



**First Floor Landing** - Doors to all rooms, stairs to second floor, recessed lighting

**Bedroom 1 13'3" (4.04m) x 10'0" (3.05m)**- Window to front aspect, built in storage cupboard to one side of chimney breast, radiator, smooth set ceiling

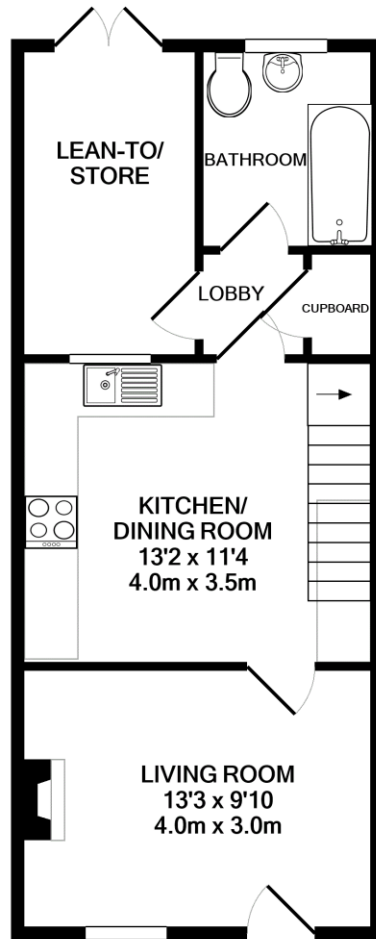
**Bedroom 2 10'6" (3.2m) x 7'3" (2.21m)**- Window to rear aspect, shelving, radiator, smooth set ceiling

**Second Floor** -

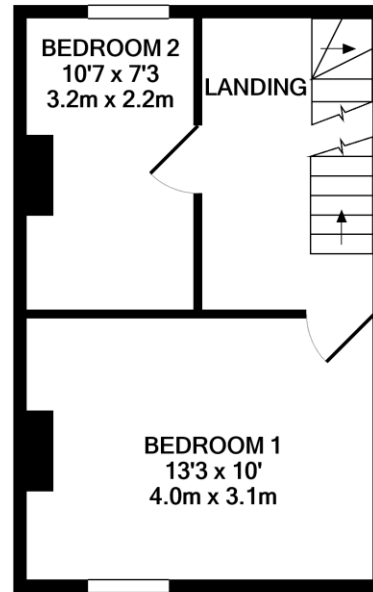
**Attic Room 12'4" (3.76m) x 9'8" (2.95m)**- With restricted head height, exposed beams, Velux window to rear, eaves storage, radiator

**Outside** - Low maintenance shingle stone front garden with steps leading to front door, fully enclosed rear garden being bounded by timber fencing, gate with right of way over neighbouring property, steps leading to lawn, shingle stone area to bottom of garden with raised decking, brick built store with light and power, water supply, timber shed

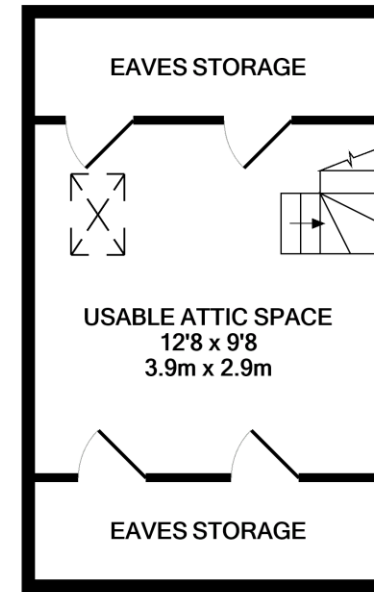
£260,000 Freehold



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600