



12 Medbourne Close, Blandford Forum, Dorset, DT11 7UA





A Well Presented 3 Bedroom Semi-Detached House With Garage Conversion On The Popular Damory Down Estate. The Property Benefits From 2 Reception Rooms, Wood Burning Stove & South Facing Garden

Entrance Lobby - UPVC part obscure glazed door to front, cupboard with space and plumbing for washing machine and tumble dryer, tile effect laminate flooring

Cloakroom - White suite comprising low level WC, wash hand basin with mixer tap, tiled splash-backs, tile effect laminate flooring, obscure window to front aspect

Family/Dining Room 19'1" (5.82m) x 10'9" (3.28m)- Window to front aspect, 2 radiators, wall mounted electric consumer unit, laminate flooring, coved and smooth set ceiling

Kitchen 9'0" (2.74m) x 8'7" (2.62m)- Range of sage green fronted base and wall units providing cupboard and drawer storage, solid wood work-surfaces with tiled splash-backs, ceramic 1 1/2 bowl sink with drainer inset and mixer tap, space for free-standing cooker, stainless steel extractor hood, integrated fridge & freezer, window to front aspect, wall mounted Worcester boiler, wood effect laminate flooring, coved and smooth set ceiling with recessed lighting

Living Room 17'3" (5.26m) x 10'11" (3.33m)- French doors and window to rear aspect, stairs to first floor with storage cupboard under, wood burning stove set on tiled hearth, TV point, telephone point, radiator, smoke alarm, coved and stipple ceiling

First Floor Landing - Obscure window to side aspect, deep airing cupboard housing hot water cylinder, access to roof space, smoke alarm, stipple ceiling

Bedroom 1 12'2" (3.71m) x 9'2" (2.79m)- Window to front aspect, high level cupboard to one wall, radiator, coved and smooth set ceiling

Bedroom 2 11'1" (3.38m) x 9'7" (2.92m)- Window to rear aspect, radiator, coved and stipple ceiling

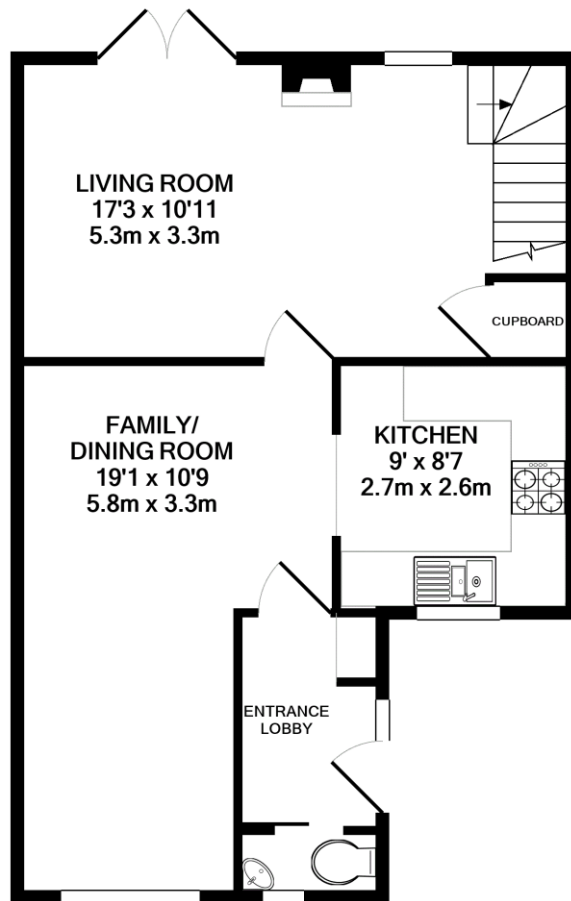
Bedroom 3 7'10" (2.39m) x 6'10" (2.08m)- Window to rear aspect, storage cupboard over stairs, radiator, wood effect laminate flooring, coved and stipple ceiling

Bathroom - White suite comprising 'P' shape bath with mixer tap and shower controls over, low level WC, vanity wash hand basin with storage under, tiled splash-backs, obscure window to front aspect, heated towel rail, mirrored cabinet, wood effect vinyl flooring

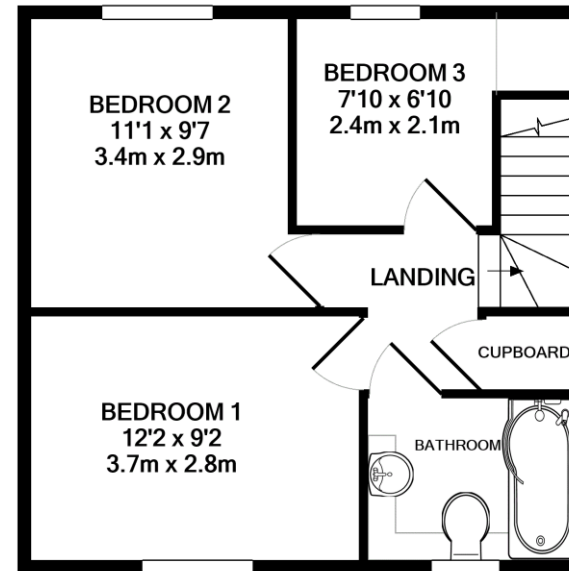
Outside - The property is approached via a shingle stone driveway providing parking for 2 vehicles, path leading to front floor and side gate for rear access, outside light and power. Fully enclosed rear garden being bounded by timber fencing with large decked area adjacent to the rear of the property with pergola, remainder of the garden being laid to lawn with raised shrub bed and decorative bark area, timber shed



£325,000 Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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