



76 Pigeon Close, Blandford St Mary, Dorset, DT11 9PP





A spacious three bedroom semi detached property situated close to the town centre with landscaped rear garden.

The front door leads into the Porchway and provides entrance into Hallway. The Hallway has a useful understairs space which can be utilised as storage but could also provide a small study area. The Cloakroom comprises WC and wash hand basin with tiled splashbacks.

The Lounge is situated to the back aspect of the property with a window overlooking the back garden and French doors leading to the same.

The Kitchen/Breakfast Room is situated to the front of the property and offers a range of base units with space for a cooker, washing machine, tumble dryer, dishwasher and fridge freezer and also houses the gas boiler. The large picture window overlooks the front aspect of the property and provides an abundance of natural light.

Bedrooms 1 & 3 are situated to the front aspect of the property both of which benefit from windows to the same and built-in cupboards. Bedroom 2 is situated to the rear aspect of the property and therefore benefits from a window to the same overlooking the rear garden.

The Bathroom is also situated to the rear and the predominantly white suite comprises WC, wash hand basin and a oversized bath with shower attachment, an obscure glazed window gives this room natural light.

The front garden is completely laid to shingle with a pathway leading to the front door.

The fully enclosed rear garden is to an Easterly aspect and therefore benefits from plenty of morning and early afternoon sunshine. There is a decking area adjacent to the rear of the property, with a superbly sized outbuilding to the rear of the property.

Entrance Porch

Hallway

Cloakroom

Kitchen/Breakfast Room 13'0" (3.96m) x 11'6" (3.51m)

Living Room 17'6" (5.33m) x 10'1" (3.07m)

First Floor Landing

Bedroom 1 13'0" (3.96m) x 11'6" (3.51m)

Bedroom 2 10'1" (3.07m) x 10'1" (3.07m)

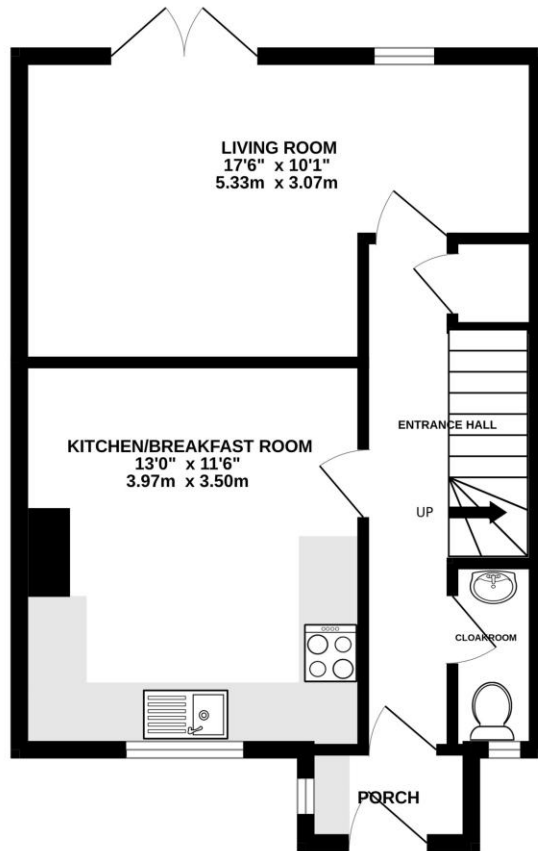
Bedroom 3 10'0" (3.05m) x 7'4" (2.24m)

Bathroom

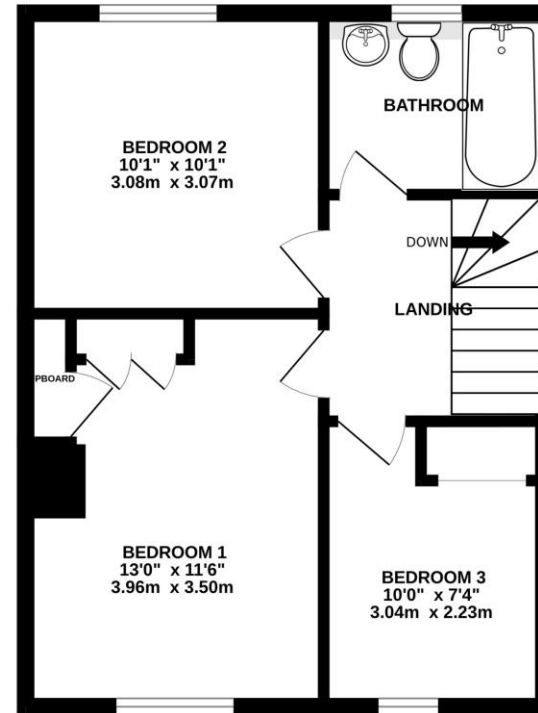


£295,000 Freehold

GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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 - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600