



2 Fishers Close, Blandford Forum, Dorset, DT11 7EL





A superbly presented three bedroom end of terrace property situated a stones throw away from the town centre.

2 Fishers Close is finished and maintained to a superb standard having been refurbished by the current owners.

A UPVC double glazed door provides access into the entrance porch, with a further down providing access to the rear garden.

Single door leads into the spacious entrance lobby, with access to the first floor via stairs and further access to all other ground floor rooms.

The living room has a front aspect facing window providing natural light, a feature fireplace provides a focal point and a useful under stairs storage cupboard.

The kitchen/breakfast room to the rear aspect offers a view out to the garden. There are a range of wall and base units with integrated appliances to include, dishwasher, fridge/freezer, four ring gas hob and eye level electric oven with space and plumbing for a washing machine and tumble dryer. There is ample work surface space and a tastefully tiled splash back and a stainless steel 1 1/2 bowl sink and drainer.

The bathroom comprises a modern white suite to include bath with shower over and glass shower screen, wash hand basin with built in vanity unit and W/C. Obscured glazed window to rear aspect.

To the first floor are the three bedrooms, bedroom 1 is the full width of the house and enjoys a window to the front aspect. Bedroom 2 and 3 are to the rear aspect and bedroom 2 benefits from a fitted wardrobe.

Externally the rear garden has been landscaped and offers a good size patio. The remainder has been laid with an artificial lawn with a plant and shrub border. The front garden has been laid to lawn and could be used to create off road parking, subject to the relevant planning permission.

Entrance Porch

Hallway

Kitchen/Breakfast Room 12'1" (3.68m) x 10'11" (3.33m)

Living Room 16'8" (5.08m) x 11'2" (3.4m)

Bathroom

First Floor Landing

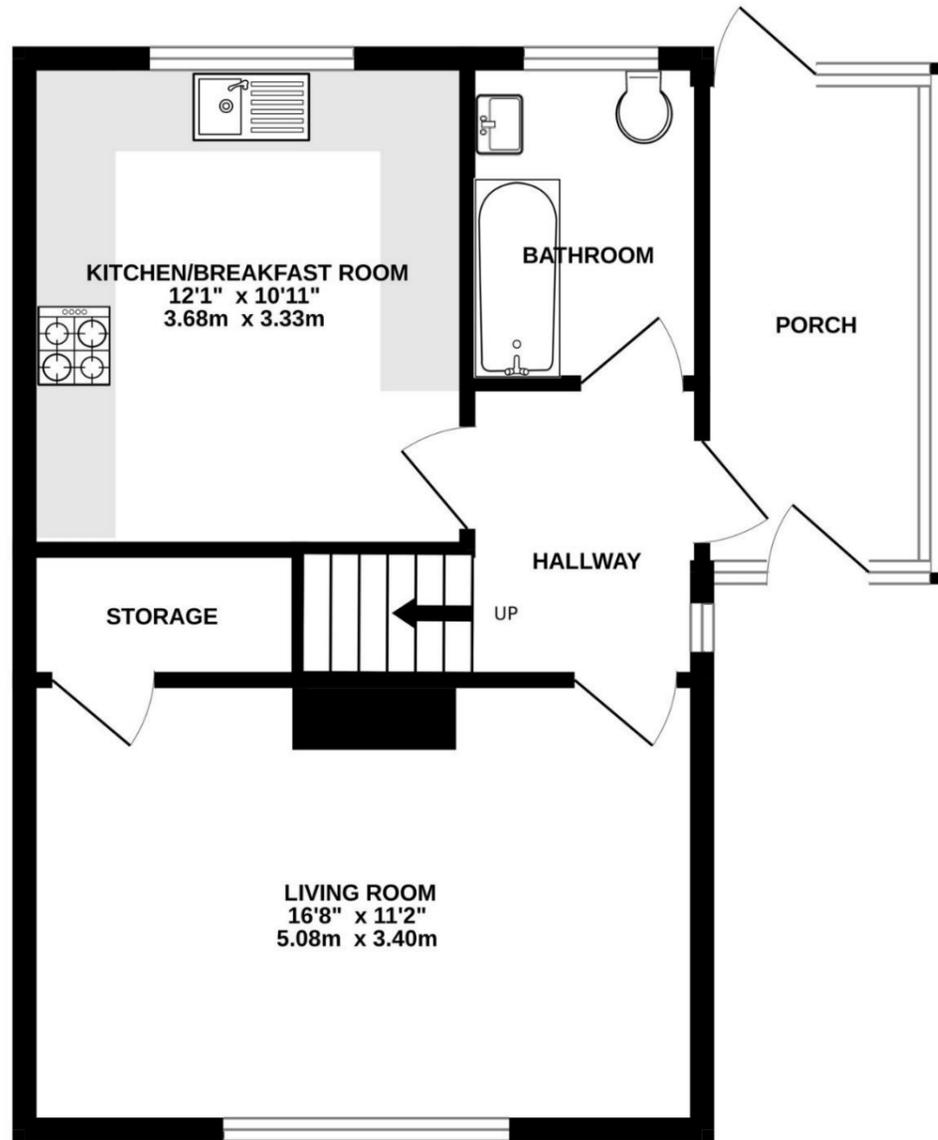
Bedroom 1 16'5" (5m) x 10'10" (3.3m)

Bedroom 2 12'2" (3.71m) x 8'9" (2.67m)

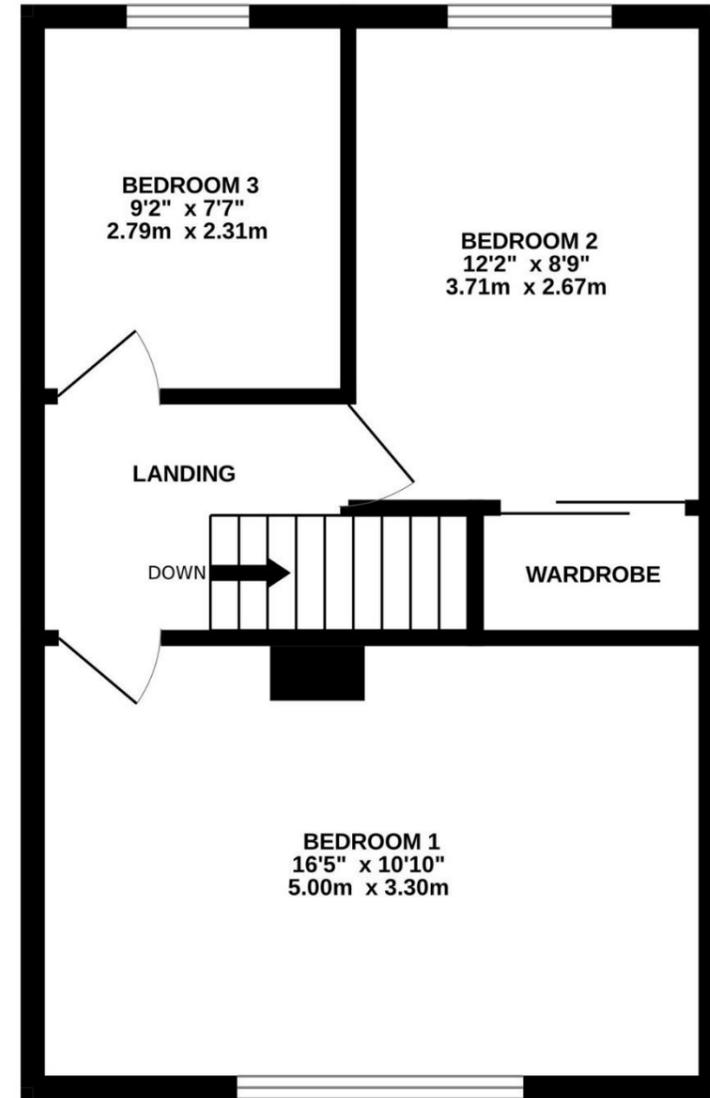
Bedroom 3 9'2" (2.79m) x 7'7" (2.31m)

£300,000 Freehold

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 936sq.ft. (87.0 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

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