



29 Langton Crescent, Blandford Forum, Blandford Forum,





A modern 3 bedroom terraced house, overlooking an open grassed area, conveniently located for town centre amenities.

This modern 3 bedroom house is located on the outskirts of the town yet remains a convenient short walk to the Archbishop Wake Primary School and The Town Centre beyond. Overlooking an open grassed area and offering ample Residents` Parking close-by this property would be ideal for the growing family or a buyer wanting to be close to the town.

UPVC double glazed door leads to Entrance Hall with stairs extending to first floor.

The Lounge overlooks the open grassed area to front and has a feature fireplace.



The Kitchen/Dining Room extends to the full width of the property with window overlooking the rear garden and glazed door to same. The Kitchen area comprises a modern range of base and wall units, worktop, 1 1/2 bowl single drainer sink unit, tiled splashbacks, halogen hob, oven, space for microwave, plumbing for washing machine and half-sized dishwasher. The island is currently used for additional storage, but could be utilised as a convenient breakfast bar.

On the first floor landing is the airing cupboard housing and access to roof space, which is fully boarded and has a useful light.

There are 3 Bedrooms, two of which can accommodate a double bed. The Bathroom comprises a white coloured suite of panelled bath, pedestal wash hand basin, tiled splashbacks, fitted shower above bath and toilet.



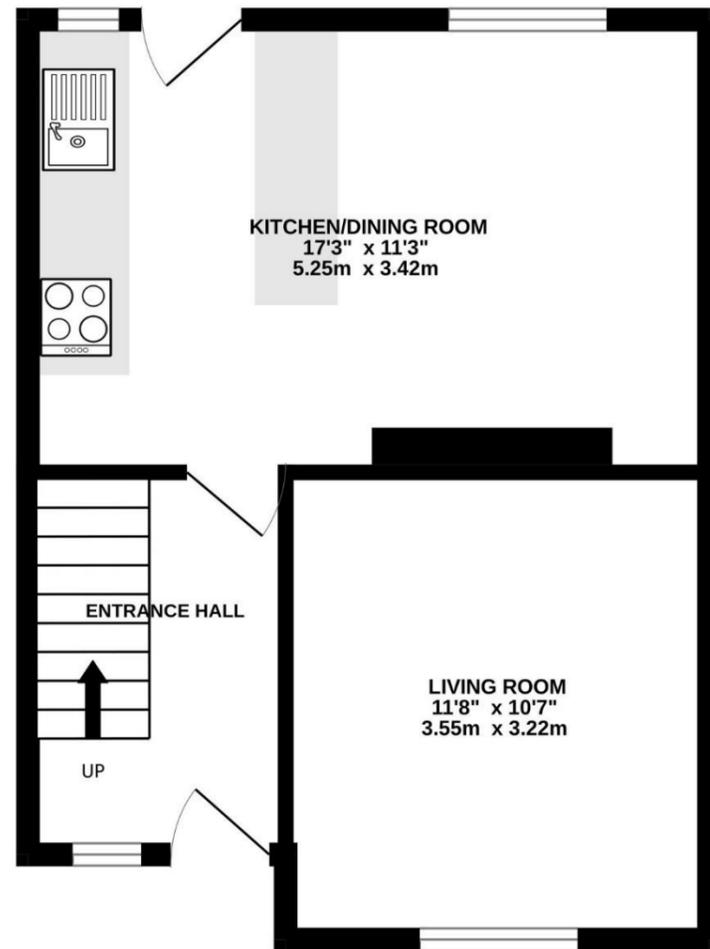
OUTSIDE

The front garden is bounded by picket style fencing.

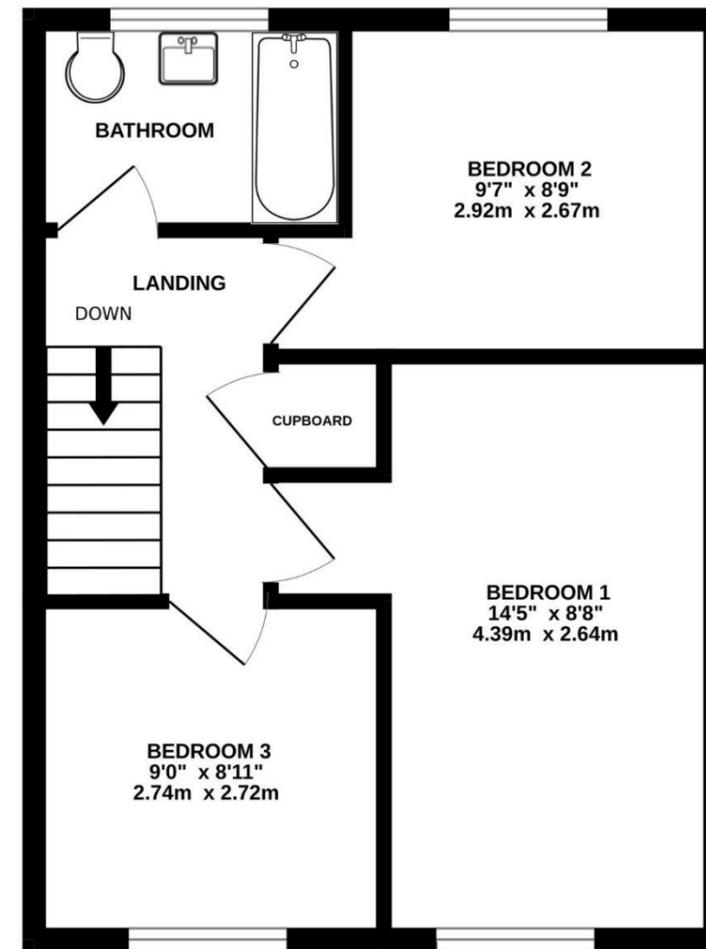
The fully enclosed rear garden with paved patio adjacent to property has steps leading down to remainder of garden being lawned with shrub beds and gate to rear access. Brick built store with power and lighting.

RESIDENTS PARKING is situated a short walk away.

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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 - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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