



1 East Street Lane, Blandford Forum, Dorset, DT11 7DT



**A delightful one bedroom semi-detached property set over 3 floors in a convenient and sought after part of Blandford Forum benefiting from close proximity to the town centre**

**Ground Floor – Kitchen/Diner**

Step into a welcoming and functional kitchen/dining area featuring rustic tiled flooring, a cosy wood-burning stove set in a charming brick fireplace, and a fitted kitchen with gas hob and electric oven. The space is well-lit and perfect for both everyday living and entertaining. A staircase leads conveniently to the upper floors.

**First Floor – Lounge & Shower Room**

The first floor comprises a bright and homely lounge, with a feature fireplace and views out to greenery through a large window. The room offers plenty of space to relax and also benefits from built-in storage and quirky timber panelled detailing. Just off the landing is a compact but well-equipped shower room.

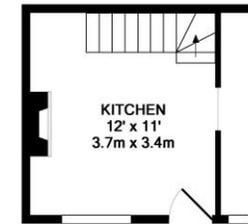
**Second Floor – Bedroom**

At the top of the house, the double bedroom enjoys a peaceful position, generous dimensions, and natural light from a large window. There is ample room for storage and furnishings.

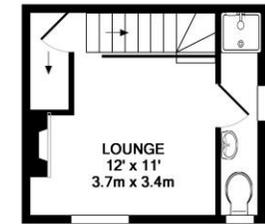
**Outside** - There is a useful brick outbuilding, as well as a shingled area ideal for table and chairs. Please note, the neighbouring property has a right of access over no.1.



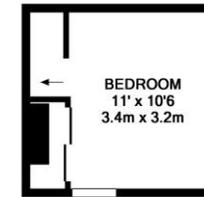
**£180,000 Freehold**



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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