



Mampitts Lane, Shaftesbury

Guide Price £295,000

Mampitts Lane, Shaftesbury, Dorset, SP7 8GR

- No Forward Chain
- Modern and Well Presented Throughout
- En Suite to Main Bedroom
- Off Road Parking and Garage
- Open Plan Sitting Room/Conservatory
- Close to Amenities and Schools
- Enclosed Low Maintenance Rear Garden
- EPC: B

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops, veterinary practice and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their miles of peaceful public footpaths and bridleways.

DESCRIPTION

A modern and well presented three bedroom end of terrace house situated on the edge of a popular residential development. The property is offered for sale with no forward chain and would be an ideal first time home or investment property.



The property is entered into the hallway with the kitchen on the right which is fitted with modern units with integrated appliances including an oven and gas hob, fridge/freezer and a dishwasher. At the rear of the property is the open plan living area which has a large sitting area and opens into the conservatory which provides a space ideal for a dining area.

Upstairs are three good sized bedrooms, with the main bedroom benefitting from an en-suite shower room, one further double bedroom and a single bedroom which has fitted wardrobes. There is also the family bathroom which is fitted with a modern three piece suite.





OUTSIDE

To the front of the property is a small front garden with the driveway to the side of the house leading to the garage.

The rear garden is laid with artificial grass and has a patio area, a side door into the garage and a side gate to the front of the house.

The garage has power and lighting, as well as plumbing for a washing machine.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

SERVICES

All mains services are connected.

TENURE

Freehold.

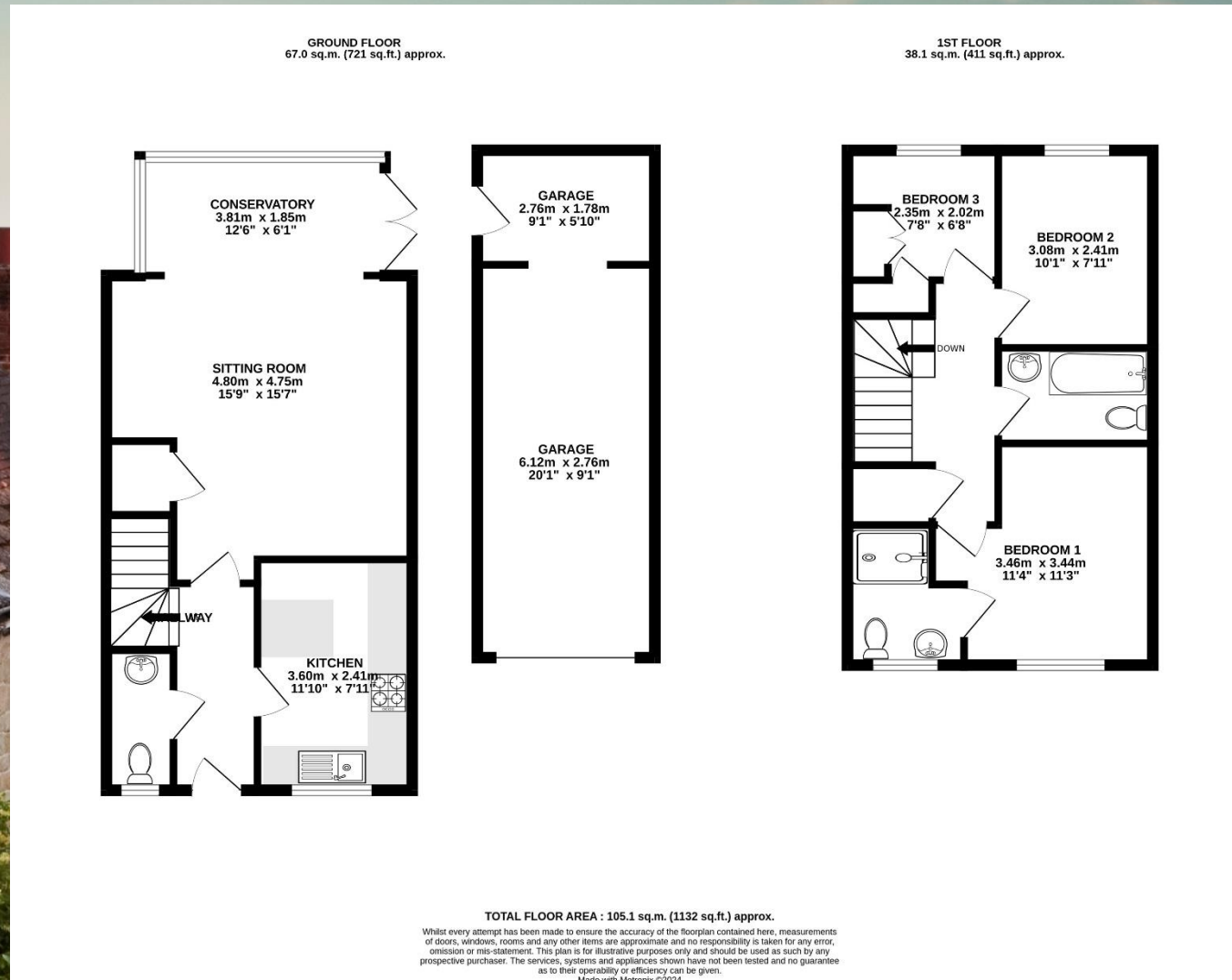
COUNCIL TAX

Dorset Council Tax Band D.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk





Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

09 May 2024

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