



Trinity Road, Shaftesbury

Guide Price £190,000

Trinity Road, Shaftesbury, Dorset, SP7 8FZ

- No Forward Chain ·Two Double Bedrooms ·Situated Within A Popular Area
- Within Easy Reach Of Shaftesbury's Town Centre ·Open Plan Living Accommodation
- Modern Fitted Bathroom & Kitchen ·Garage ·EPC: C

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 farmer's market, cafés, charity shops, various retail shops 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, Bryanston, and St Mary's 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 many miles of public footpaths and bridleways.

DESCRIPTION

The modern accommodation comprises an open plan sitting, kitchen area with ample room for all typical living furniture.

The kitchen itself boasts an array of floor and wall mounted storage cupboards, work surface and appliance spaces, all set with a clean, white suite against grey work surfaces.

Dual aspect windows allow for natural light from both directions ensure a sense of brightness.

Both bedrooms are of comfortable double proportion whilst the family bathroom is again a modern, three-piece suite.

OUTSIDE

An integral single garage below provides parking with power, lighting and an up and over garage door.

Included within the garage is a useful boiler room housing the refitted gas combi boiler, space and plumbing is also provided for a washing machine.





STAMP DUTY

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

TENURE

Freehold.

SERVICES

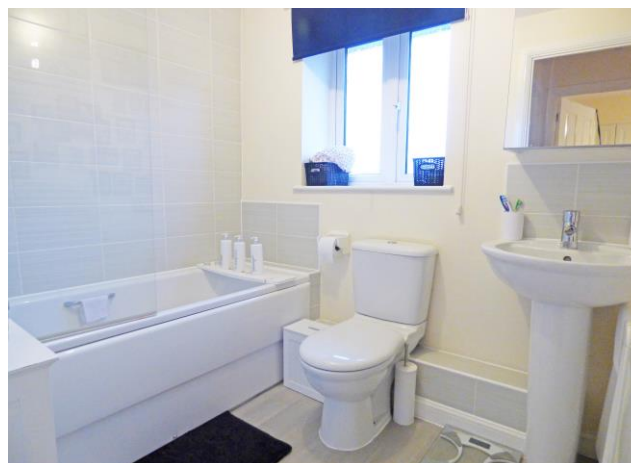
All mains services are connected.

VIEWINGS

Strictly by appointment, only with Boatwrights.

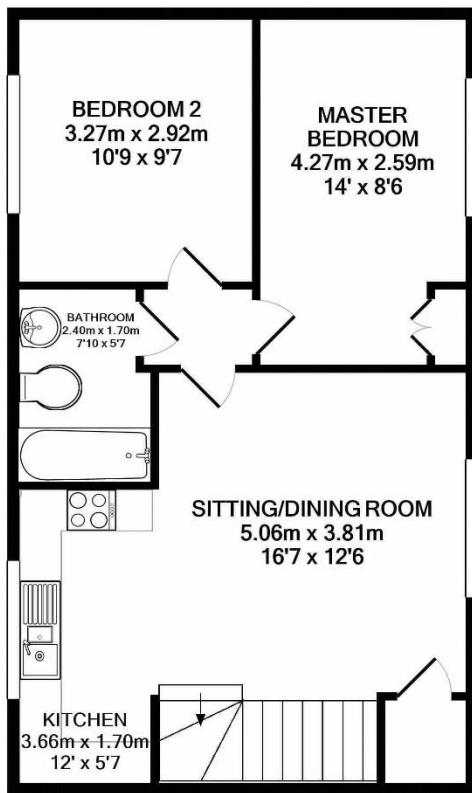
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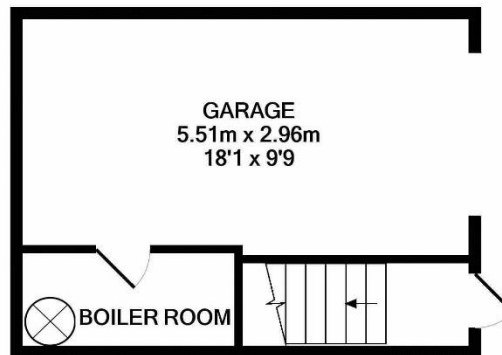


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1ST FLOOR
APPROX. FLOOR
AREA 51.4 SQ.M.
(553 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 22.5 SQ.M.
(242 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.9 SQ.M. (795 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

04 March 2024