



College Arms Close, Stour Row

Asking Price: £365,000

College Arms Close, Stour Row, Shaftesbury, Dorset, SP7 0QG

- No Forward Chain
- Potential to Extend (STTP)
- Large Garden to the Rear
- Driveway with Single Garage
- Two Bedrooms
- Kitchen/Dining Room
- Popular Village Location
- EPC: TBC

LOCATION

Stour Row is a peaceful and tranquil highly sought after North Dorset village consisting mainly of cottages, farms and larger properties.

The village itself has a vibrant and engaged community with several events being held of the calendar year. Duncliffe Hill (Woodlands Trust) is located on the outskirts of the village with several other spectacular walks in close proximity.

The nearby country towns of Shaftesbury, Sturminster Newton and Gillingham which are all within easy driving distance and provide a variety of amenities for your everyday needs.

DESCRIPTION

A two-bedroom detached bungalow in need of modernisation, situated in a sought-after location in the popular village of Stour Row.



THE PROPERTY

The property requires modernisation throughout but offers great potential, with the space to extend into the garden.

The home is entered into the entrance hall which provides access to all principal rooms. To the right is the sitting room which has a focal fireplace fitted with an electric fire.

Adjacent the sitting room at the rear of the bungalow is the kitchen which is fitted with wall and base units, a one and a half bowl sink with drainer, oven, and space for white goods. A door opens into a porch which leads to the rear garden.

There are also two double bedrooms, and a shower room which has a walk-in shower cubicle, low level WC and pedestal hand wash basin.





OUTSIDE

Front: The property sits in a generous plot with a driveway providing parking for 3 vehicles, leading to a single garage. The front garden is laid to lawn, enclosed by hedging, with a side access to the rear garden.

Rear: The rear garden is a large lawn with a patio area adjacent the bungalow, and is enclosed by fencing. The garden offers ample space for opportunity to extend the bungalow, subject to planning permission, but still offering a large and private garden.

SERVICES

Mains Services are connected.
Oil Fired Central Heating.

TENURE

Freehold

LOCAL AUTHORITY

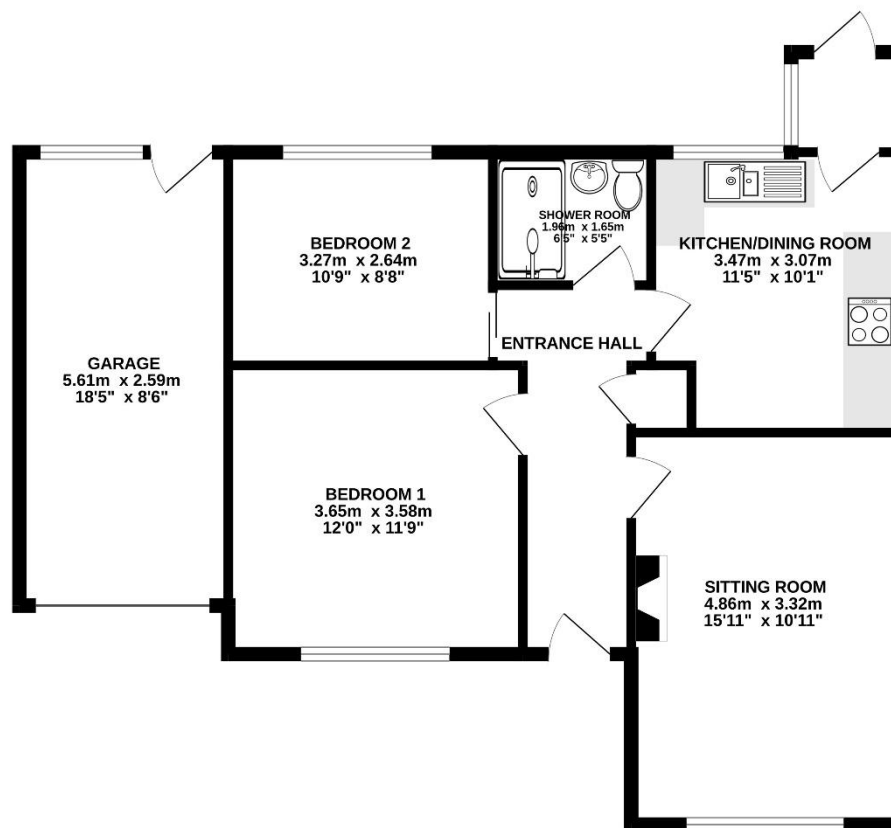
Dorset Council Tax Band D.

VIEWINGS

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



GROUND FLOOR
74.4 sq.m. (801 sq.ft.) approx.



TOTAL FLOOR AREA - 74.4 sq.m. (801 sq.ft.) 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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