

## Maple Road, Shaftesbury

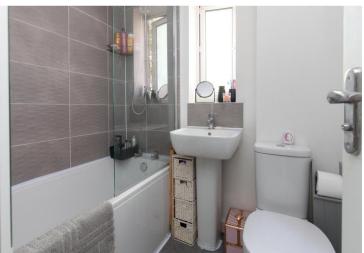
Asking Price: £240,000















#### Maple Road, Shaftesbury, Dorset, SP7 8FR

What 3 Words: ///former.twist.prevented

#### **Key Features**

- Well Presented Two Bedroom Home
- Located On A No Through Road & Backing On Fields At The Rear
- Off Road Parking for Two Vehicles
- Large Corner Plot Garden
- Ideal First Time Buy/Investment Property
- Close to Parks and Primary School

Tenure: Freehold | EPC Rating: B | Council Tax Band: C |

Services: All mains services are connected.

#### 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. 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 traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

#### Inside the Home

The home comprises a useful entrance hall with access to a cloakroom before leading through to the main reception room. Here, there is space for all typical living furniture whilst an under-stair cupboard provides useful storage. Located to the rear of the property and overlooking the garden is the kitchen breakfast room complete with an array of built in appliances and room for a dining table.

Upstairs boasts two double bedrooms, both with built in wardrobes. The family bathroom features a shower over bath unit and has been tastefully styled in a grey tiled finish.

#### **Outside Space**

Front: To the front of the property, there is off road parking for two vehicles and a path to the front door, as well as side access to the rear garden.

Rear: The property sits in a corner of the development, which means it benefits from a larger garden which is mainly laid to lawn with a patio area perfect for seating.

### Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106 High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359 sales@boatwrights.co.uk | www.boatwrights.co.uk

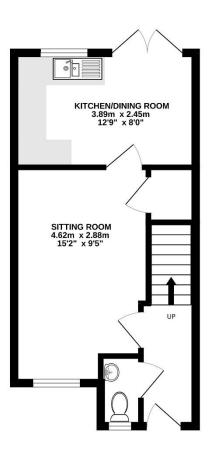
Scan to read more on the property

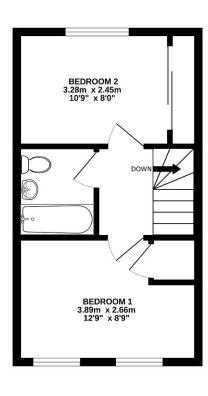




GROUND FLOOR 29.3 sq.m. (316 sq.ft.) approx.

1ST FLOOR 27.4 sq.m. (295 sq.ft.) approx.







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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.