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**1 THE RAILWAY HOTEL, OAKFIELD STREET,  
BLANDFORD FORUM, DT11 7GJ**



**FOR SALE    £249,950**

Simon Heal Estate Agents present this **BRAND NEW**, 2 bedroom semi-detached conversion of a skittle alley by the former Railway Hotel pub in Oakfield Street, Blandford Forum. The property provides a good size accommodation comprising a fully equipped kitchen/diner, lounge, 2 double bedrooms, bathroom, cloakroom, a private courtyard garden and **allocated parking**.

**AVAILABLE NOW AND OFFERED AS VACANT POSSESSION WITH NO CHAIN**



Composite door into:

### Open plan Lounge/Entrance Hall

13'1 x 7'5

Carpeted flooring, radiator, digital TV/satellite points, DG bifold doors into the courtyard, stairs to the 1<sup>st</sup> floor, door into:



### Cloakroom

4'9 x 2'11

Vinyl flooring, low-level WC with a concealed cistern, washbasin with a tiled splashback and vanity unit, radiator, extractor fan.



### Kitchen/diner

13'1 x 10'4 (narrowing down to 7'5)

Vinyl flooring, radiator, DG window to front, a range of gloss white, wall and base kitchen cabinets with worktops and upstands, integrated full-length fridge-freezer, washing machine and slimline dishwasher, integrated black electric oven, gas hob with a glass splashback and matching extractor hood, sink with a mixer tap, phone and broadband connection box, combination gas boiler, RCD unit, smoke alarm



### 1<sup>st</sup> Floor Landing

Carpeted flooring, smoke alarm, rooflight window, doors into:

### Bedroom 1

13'1 x 10'4 (narrowing down to 7'5)

DG window to front, rooflight window, radiator, TV point, carpeted flooring.



### Bedroom 2

13'1 x 7'5

DG window to front, rooflight window, radiator, TV point, carpeted flooring.



### Bathroom

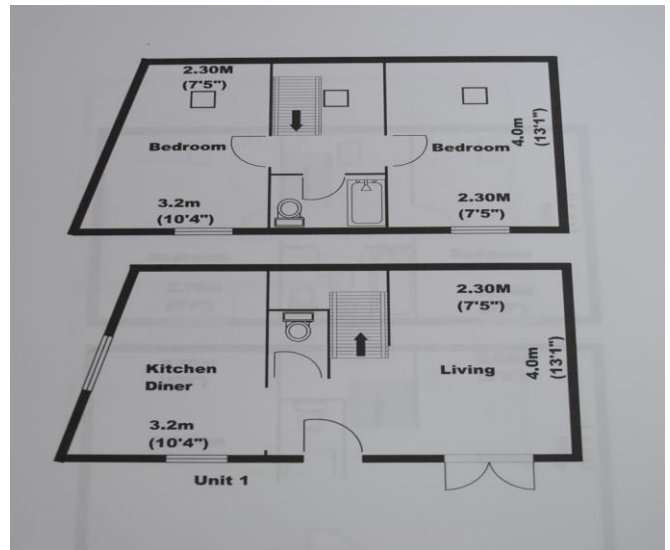
6'10 x 5'5

3-piece suite comprising a bath with a mixer tap, shower screen and a shower unit over, low level WC with a concealed cistern and wash basin with a mixer tap mounted into a vanity unit, vinyl flooring, walls partly tiled, heated towel rail, roof light window, extractor fan.



### OUTSIDE

**To front** The property has a private courtyard garden enclosed by fencing and a parking space allocated.



### AGENT'S NOTES

Sizes are approximate, EPC – C, freehold (subject to estate management fee)

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that the director of the selling agent firm is related to the director of the selling firm.