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



FOR SALE £219,950

Simon Heal Estate Agents present this **BRAND NEW**, 2 bedroom **DETACHED HOUSE** set within a nearly-finished mews of 5 houses. Positioned walking distance to town centre, the property offers contemporary “upside down” accommodation comprising 2 double bedrooms with en-suite to each, cloakroom and a large, open-plan lounge/kitchen/dining room with fully equipped kitchen and a private first-floor terrace.

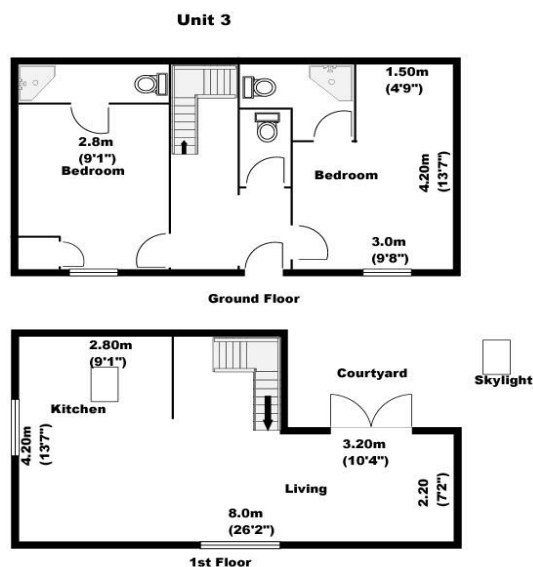
AVAILABLE NOW AND OFFERED AS VACANT POSSESSION WITH NO CHAIN

The development is positioned in the heart of Oakfield Street, in the conservation area and within walking distance of Blandford Forum town centre.

*****3 out of 5 HOUSES AVAILABLE, RANGING FROM 2 TO 4 BEDROOMS*****

FEATURES

- residential development consisting of 5 houses
- excellent, close to town centre location
- high quality finish
- all bathrooms fully fitted and kitchens fully equipped
- selected units with allocated, off road parking
- all units with private outside spaces
- gas central heating and double glazing
- private front door to each unit
- 10 year ICW structural warranty
- selection of brand new detached, and semi-detached conversions and new-builds, ranging from 2 to 4 storeys and from 2 to 4 bedrooms
- full fibre broadband
- pre wired for digital TV & satellite with fibre optic cables



Composite door into:

Entrance Hall

Entrance mat, smoke alarm, stairs to the 1st floor, doors into:

Cloakroom

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



Bedroom 1

4.2 m x 3m (maximum size)

DG window to front, 2 radiators, TV point, carpeted flooring, door into:



En-suite shower room

Shower enclosure with mains shower, washbasin with a tiled splashback, vanity unit and a mixer tap, low level WC with a concealed cistern, extractor fan, vinyl flooring, radiator, storage cupboard.



Bedroom 2

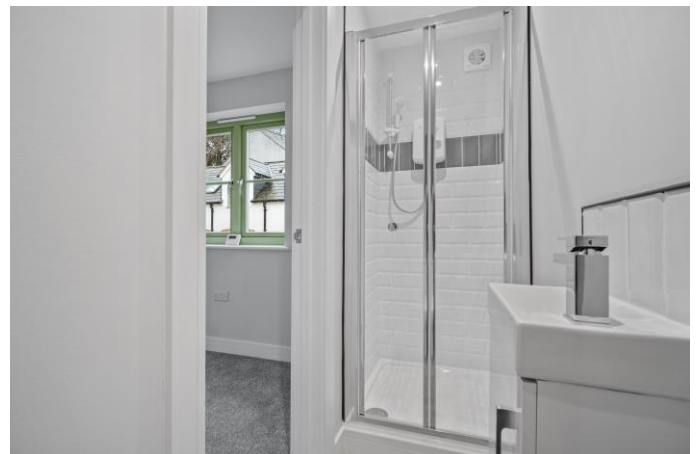
2.75m x 2.2m (excluding the en-suite)

DG window to front and side, carpeted flooring, built-in cupboard housing a combination gas boiler and a fuse board, radiator, TV point, door into:



En-suite shower room

Shower enclosure with electric shower, washbasin with a tiled splashback, vanity unit and a mixer tap, low level WC with a concealed cistern, extractor fan, vinyl flooring, radiator.



From the entrance hall stairs up to the 1st floor.

Kitchen/diner/lounge
8m x 4.2m (maximum size including the terrace)

Kitchen/diner Area

Vinyl flooring, radiator, DG window to side, 2 DG rooflights to rear, a range of gloss white, wall and base kitchen cabinets with worktops, integrated fridge and freezer, washing machine, dishwasher, electric oven, gas hob with an extractor hood, sink with a mixer tap, smoke alarm.



Lounge Area

Carpeted flooring, smoke alarm, 2 radiators, TV/DAB/phone connections, DG bifold doors into the rear external terrace and DG window to front.



Terrace

Accessed from the lounge via the DG bifold doors, enclosed by a rendered wall with frosted glass panels on top.

AGENT'S NOTES

Sizes are approximate, EPC = B

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.

TO VIEW THIS PROPERTY PLEASE CONTACT SIMON HEAL ESTATE AGENTS ON 01749343111 OR joanna@simonheal.co.uk