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



FOR SALE from £375,000

Simon Heal Estate Agents present this **RECENTLY COMPLETED CONVERSION OF THE INFAMOUS RAILWAY HOTEL TO FORM A 4 STOREY 4 BEDROOM TOWN HOUSE** situated in the popular town of Blandford Forum within a short walk from the busy centre. The property offers large, open plan large kitchen/diner with an island, lounge, 4 double bedrooms with en-suite to two, Victorian style family bathroom with bath and separate shower cubicle, allocated parking with EV charging and enclosed courtyard garden to rear.

AVAILABLE NOW AND OFFERED AS VACANT POSSESSION WITH NO CHAIN

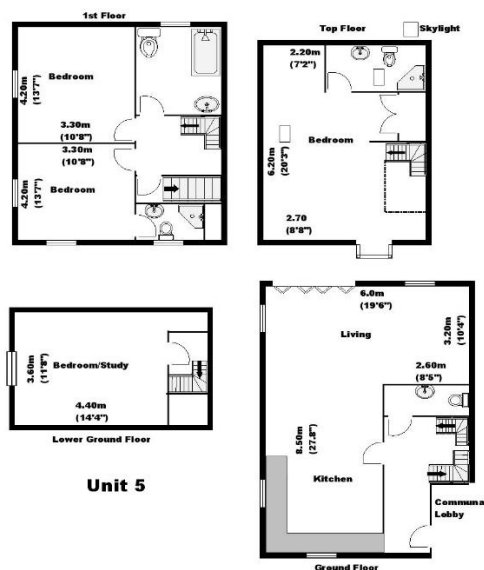


The Railway Hotel development is positioned in the heart of Oakfield Street, in the conservation area and within walking distance of Blandford Forum town centre.

*****4 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 embracing modern technology, convenience and contemporary colour schemes
- 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
- prewired for digital TV & satellite with fibre optic cable



The property is approached via a DG composite door into a communal entrance hall shared between numbers 4 and 5. Personal front door into the property and

Entrance Hall

Carpeted flooring, radiator, smoke alarm, stairs to lower ground floor and first and top floors, doors into:



Cloakroom 8'2 x 3'3

Tiled flooring, low-level WC with a concealed cistern, washbasin with a mixer tap and vanity unit, heated towel rail, extractor fan.

Kitchen/diner/lounge 27'8 x 19'6 (maximum size of L-shape)

Kitchen/diner Area

A range of olive-green matt wall and base kitchen cabinets with worktops and upstands, an island with breakfast bar, storage and power points, integrated full size fridge-freezer, washing machine and dishwasher, integrated electric oven, microwave grill, 5-ring gas hob with an extractor hood over and a glass splashback, sink with an instant hot water mixer tap, wine cooler, smoke alarm, tiled flooring, radiator, dual aspect with DG sash windows to front and side.



Lounge Area

Carpeted flooring, 2 radiators, TV/DAB/SAT/phone connections, DG bifold doors and two sash windows into the rear courtyard garden.



From the Hallway, stairs to Lower Ground Floor.

Bedroom 3 14'4 x 11'8

Carpeted flooring, smoke alarm, radiator, TV point, extractor fan, 2 DG windows to side, electric meter and fuse board, 2 storage cupboards.



From the Hallway, stairs to First Floor.

Landing

Smoke alarm, carpeted flooring, storage cupboard, doors into:

Bedroom 2 13'9 x 11'0

Two DG sash windows to side, carpeted flooring, radiator, TV point, doors into:



En-suite shower room 6'0 x 5'6

Double shower enclosure with a thermostatic rainfall shower and hand piece off mains, washbasin with a mixer tap, vanity unit, low level WC with a concealed cistern, extractor fan, tiled flooring, radiator, heated towel rail.



Bedroom 4 11'1 x 13'4

Carpeted flooring, radiator, DG sash window to side, built-in cupboard housing a combination gas boiler, TV point.



Family Bathroom 8'8 x 9'4

Tiled flooring, 4-piece suite comprising a freestanding roll-top bath with a mixer attachment and a hand piece, double shower enclosure with a thermostatic rainfall shower and hand piece off mains, Victorian style washbasin with a mixer tap, low-level WC with a concealed cistern, walls partly panelled, DG sash window to rear, extractor fan, heated towel rail.



From the Landing, stairs up to the Top Floor.

Master Bedroom 20'0 x 13'4 (maximum size of irregular shape with ceiling sloping at the height of 4'1)

Carpeted flooring, TV point, radiator, DG Velux rooflight, DG window to front, storage cupboard and built-in wardrobe, loft access, smoke alarm, dressing area recess, door into:



En-suite shower room 8'0 x 5'2

Double shower enclosure with a thermostatic rainfall shower and hand piece off mains, tiled flooring, washbasin with a vanity unit, mixer tap and a tiled splashback, low level WC with a concealed cistern, heated towel rail, DG Velux rooflight, extractor fan.



Outside

The property has a courtyard garden to rear which is enclosed by fencing and a low, rendered wall. There is a gate providing rear access, gas meter.

One allocated parking space in the rear car park along with a 32kWh rapid charge electric vehicle charging point.



AGENT'S NOTES

Sizes are approximate, EPC = B

Freehold (subject to estate management charge)

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
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