



**Connells**

Gower Road  
Shaftesbury





### Property Description

Three bedroom semi-detached house in a popular area of Shaftesbury a short walking distance to the town centre. With lounge, kitchen/diner on the ground floor. Three bedrooms on the first floor with ensuite to the main bedroom and family bathroom. With low maintenance garden to the rear, garage and driveway this is a property not to be missed.

### Entrance Hall

Door to the cloakroom and stairs to the first floor.

### Cloakroom

WC and wash hand basin.

### Lounge

Double glazed window to the front, under stairs cupboard and a radiator.

### Kitchen/Diner

Double glazed window to the rear, french doors on to the rear garden, fitted kitchen with wall and base units, electric oven and gas hob, extractor fan, plumbing for a washing machine and dishwasher and space for a fridge/freezer.

### Bedroom One

Double glazed window to the front with a fitted wardrobe and the airing cupboard.



## Ensuite

Shower cubicle, WC, wash hand basin and a heated towel rail.

## Bedroom Two

Double glazed window to the rear and a radiator.

## Bedroom Three

Double glazed window to the rear and a window to the rear.

## Bathroom

Double window to the side, bath with a shower over, WC, wash hand basin and a heated towel rail.

## Parking

Garage and driveway parking

## Rear Garden

To the rear there is a patio seating area with the remainder laid to artificial grass and a gate to the side.



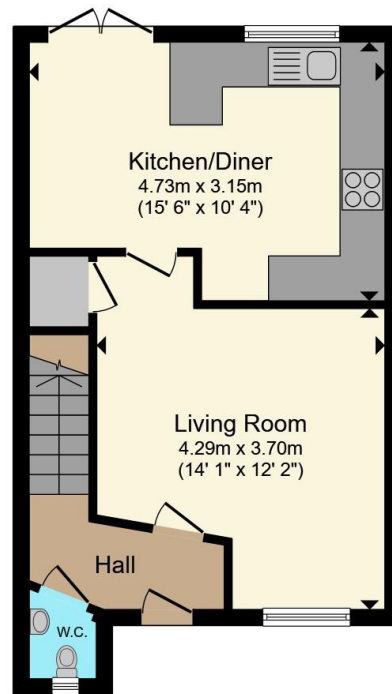




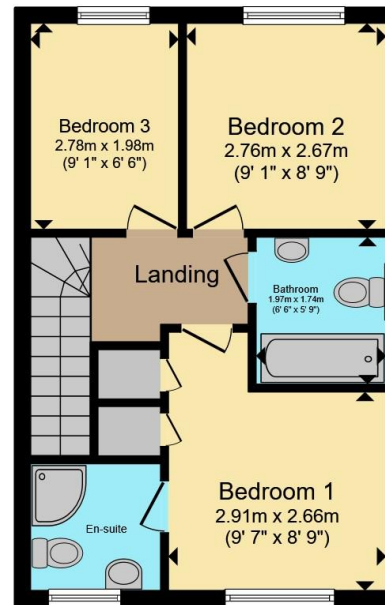




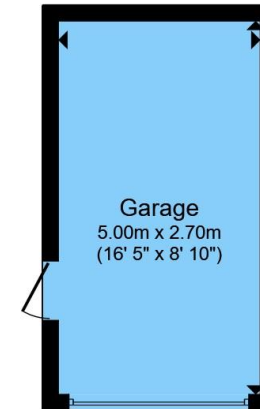




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 86.4 m<sup>2</sup> (930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
SHAFTESBURY SP7 8JG

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SFT306205](http://connells.co.uk/Property/SFT306205)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SFT306205 - 0005