

for sale

£250,000



Badger Walk Shaftesbury SP7 8FY

A three-bedroom mid-terraced home in a popular Shaftesbury location, offering great potential for improvement. The property benefits from a garage, an allocated parking space, and an enclosed rear garden. Perfect for buyers looking to put their own stamp on a home close to local amenities.



# Badger Walk Shaftesbury SP7 8FY

## Entrance Hall

Door to the front and an understairs cupboard.

## Cloakroom

Double glazed window to the rear, WC and a wash hand basin.

## Lounge

18' x 9' ( 5.49m x 2.74m )

Double glazed window to the front, double glazed french doors to the rear and a radiator.



## Kitchen / Diner

19' x 8' ( 5.79m x 2.44m )

Double glazed window to the front, double glazed french doors to the garden, fitted kitchen with wall and base units, stainless steel sink and drainer, electric oven and gas hob, plumbing for a washing machine and space for a fridge/freezer.

## Bedroom One

13' x 9' 11" ( 3.96m x 3.02m )

Double glazed window to the rear, built in wardrobe and a radiator.

## Ensuite

Double glazed window to the front, shower cubicle, WC and a wash hand basin.

## Bedroom Two

9' x 8' ( 2.74m x 2.44m )

Double glazed window to the front and a radiator.

## Bedroom Three

8' x 8' ( 2.44m x 2.44m )

Double glazed window to the rear and a radiator.

## Bathroom

Double glazed window to the front, bath, WC, wash hand basin and a mirrored cupboard.

## Parking

Accessed from the rear gate in the garden is an allocated parking space in front of the garage.

## Rear Garden

To the rear the garden is laid to patio with a paved path leading to the rear garden with the remainder laid to lawn.

## Agents Note

Service Disclaimer: All services/appliances have not, and will not be tested.





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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Property Ref: SFT306132 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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