



CHAFFERS
ESTATE AGENTS



**Luke Street,
Shaftesbury, SP7 0HH**

A three double bedroom semi-detached home requiring some modernisation situated in the sought-after village of Berwick St. John, benefitting from front and rear gardens, allocated parking and is offered to the market with no onward chain.

£315,000 Freehold

Council Tax Band: C

Luke Street, Shaftesbury, SP7 0HH



DESCRIPTION

A well proportioned three double bedroom semi-detached house in need of some refurbishment offering further potential in an elevated rural village setting surrounded by beautiful countryside.

The accommodation on the ground floor comprises an entrance hall, double aspect sitting room with an open fire and patio doors leading out to the rear garden, kitchen with wall and base units, space for an oven, space and plumbing for a washing machine, larder cupboard, understairs cupboard and door to the rear leading to the brick built workshop with light and power. The bathroom with low level WC, basin and large walk in shower completes this floor.

Upstairs the double aspect main bedroom has a lovely outlook of the front and rear gardens. The second double bedroom also has views of the village church to the front as well as a low level WC and basin and the third double bedroom overlooks the rear.

The rear garden is south west facing and has a patio seating area, lawn, wooden garden corner arbour, outside tap, greenhouse, further area of lawn previously used as a vegetable patch, garden shed and side gate providing access to the front. The front garden is mainly laid to lawn with an abundance of trees, hedging, borders and a path leading to the parking area.

SITUATION - Berwick St. John

Berwick St John is situated around 6 miles from Shaftesbury. it has a public house, The Talbot Inn, a church and a children's play area. Tisbury railway station is 6 miles distant with trains on the London Waterloo - Exeter line. The Dorset coast is approximately 1 hours drive and the main A303 giving access to London and the West Country is an approximate 25 minute drive.

ADDITIONAL INFORMATION

Services: Water Meter, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E



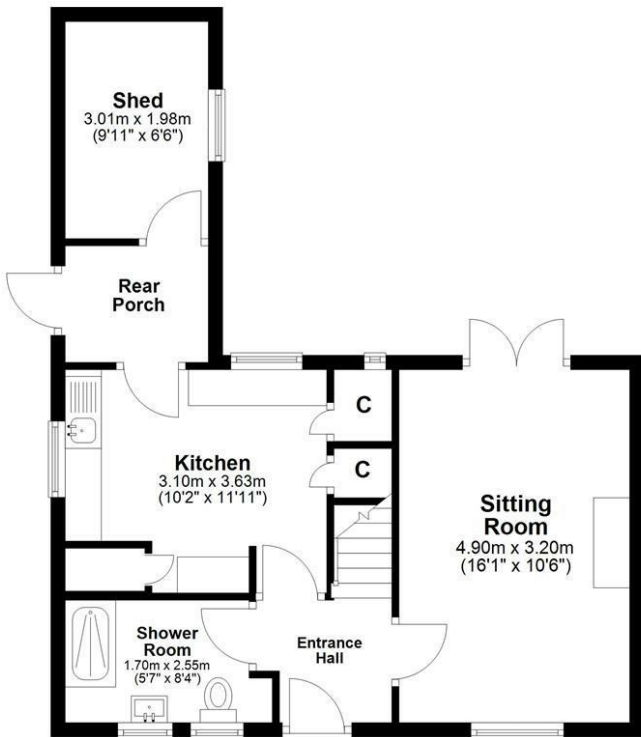
Directions



Floor Plan: Not to scale ~ For identification purposes only.

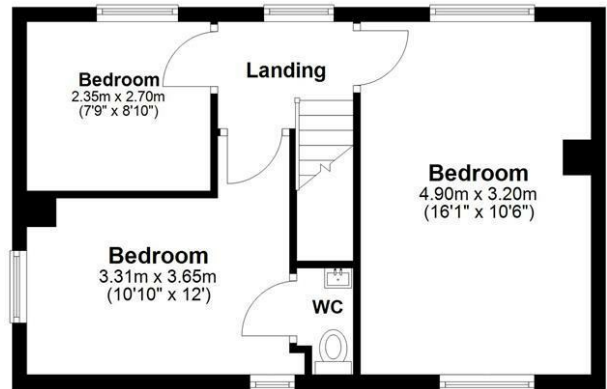
Ground Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 95.7 sq. metres (1030.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	