CHAFFERS
ESTATE AGENTS

Gower Road

Shaftesbury, SP7 8RU

Vendor suited Located in a sought after residential area is this well presented three bedroom semi-detached family home, benefitting from a south facing rear garden, driveway parking and a detached garage.

Guide Price £300,000 Freehold

Council Tax Band: D

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3 2 1 C

DESCRIPTION

A deceptively spacious three bedroom property set on the prestigious Charles Church development. The property is well proportioned and boasts light and airy accommodation through-out. The entrance hall allows access to the generously sized living room, downstairs cloakroom fully equipped with a low level WC and hand basin, under stair's storage cupboard and access to the kitchen/diner. The kitchen/diner is well equipped with wall and base units and a roll top work surface. There is space for a fridge/freezer, space for a washing machine, space for a dishwasher, built in oven with hob and extractor fan above, sink/drainer and french doors lead out to the garden. The combination boiler is housed in a wall unit.

On the first floor the landing is of good size with access to all bedrooms, the master enjoying built in wardrobes and en-suite with low level WC, hand wash basin, shower and heated towel rail. The family bathroom suite comprises of a bath, low level WC, hand wash basin and window to the front.

Outside the south facing rear garden has been recently landscaped consisting of paved and gravel areas, shrubs and borders, outside tap, shed and private door entry into the garage. The garage has an up and over door with light and power, ample base units for storage and shelving. There is side access to the driveway.

SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

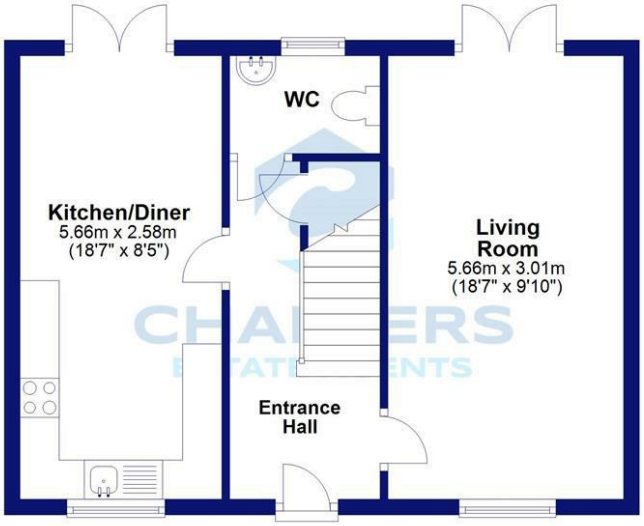
Services: Mains Water, Gas, Electricity & Drainage. Owned solar panels.
Council Authority: Dorset Council
Council Tax Band: D
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Agent's Notes: Fitted carpets as seen are included in the sale.
Energy Performance Certificate: C

Directions

From our Shaftesbury Office proceed down the High Street onto Coppice Street, at the end of Coppice Street turn left onto the A350. At the mini roundabout take the third exit onto Pound Lane, then take the 3rd left onto Gower Road, this will then go onto Greenstone Road, the property can then be found on your right hand side.

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

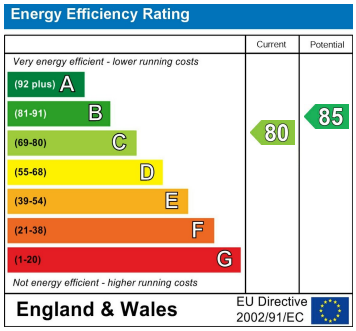
Ground Floor
Approx. 43.6 sq. metres (469.7 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.9 sq. feet)
(excluding En-suite)

Total area: approx. 84.1 sq. metres (905.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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