



CHAFFERS
ESTATE AGENTS



Blackmore Road
Shaftesbury, SP7 8RD

A generously proportioned three bedroom middle of terrace property situated in a popular area on the eastern side of Shaftesbury. EPC rated C

Asking Price £225,000 Freehold

Council Tax Band: B

Blackmore Road

Shaftesbury, SP7 8RD



Description

A generously proportioned three bedroom middle of terrace house located in a popular residential road on the eastern side of Shaftesbury. The property is approached via a path over a front lawn. The property has an entrance hallway which leads upstairs and into the lounge. The lounge has a bay window to front and radiator with a door leading into the kitchen. The kitchen/diner is well appointed with a range of wall and base units, an under stairs cupboard, an electric oven with a gas hob and extractor fan, sink/ drainer, space for washing machine and fridge/ freezer. The property has a conservatory which leads into the garden.

On the first floor there are three bedrooms and a stylish bathroom which consists of a bath with shower over, vanity wash hand basin, low level WC and a heated towel rail. An airing cupboard houses the boiler. The

accommodation benefits from gas fired radiator central heating and upvc double glazing being equally suited for first time buyers or investment buyers.

Outside the garden is mainly laid to lawn with pretty flower borders, a patio area and rear access. The garage is in a separate block with an up and over door.

Situation

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.
Council Authority: Dorset Council
Council Tax Band: B
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:



Directions

From our Shaftesbury Office proceed up Muston's Lane, turn right onto Bell Street, at the 'T' junction turn left onto Christy's Lane, at the Ivycross roundabout take the third exit off onto Grosvenor Road. Turn third right into Heathfields Way; Blackmore Road is the fourth turning on the left and No.23 will be found on the left hand side



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

Ground Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.3 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only. 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			88
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	