

for sale

£270,000



## Acreman Court Sherborne DT9 3PW

Offered with NO ONWARD CHAIN is this three-bedroom semi-detached home in Sherborne, set on a friendly, established estate. Light and sunny accommodation, low-maintenance garden, garage in a block, and no onward chain. Just a short walk to the town centre and railway station.



# Acreman Court Sherborne DT9 3PW

## Entrance Hall

UPVC double glazed door to the front, parquet flooring and a storage cupboard.

## Cloakroom

Double glazed window to the front, WC, wash hand basin and tiling to splash back.

## Kitchen

Double glazed window to the front, fitted kitchen with stainless steel sink and drainer, space for a fridge/freezer, integrated washing machine and dishwasher, electric cooker point, wall mounted gas central heating boiler, telephone point and a radiator.



## Lounge

Double glazed windows to the rear and side, french doors into the conservatory, stairs to the first floor, electric fireplace and a radiator.

## Conservatory

UPVC conservatory on a stone base with a radiator.

## Landing

Access to the loft which has a ladder and lighting, radiator and an airing cupboard with a radiator.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three / Study

Double glazed window to the rear, fitted shelving, cupboard and a radiator.

## Bathroom

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

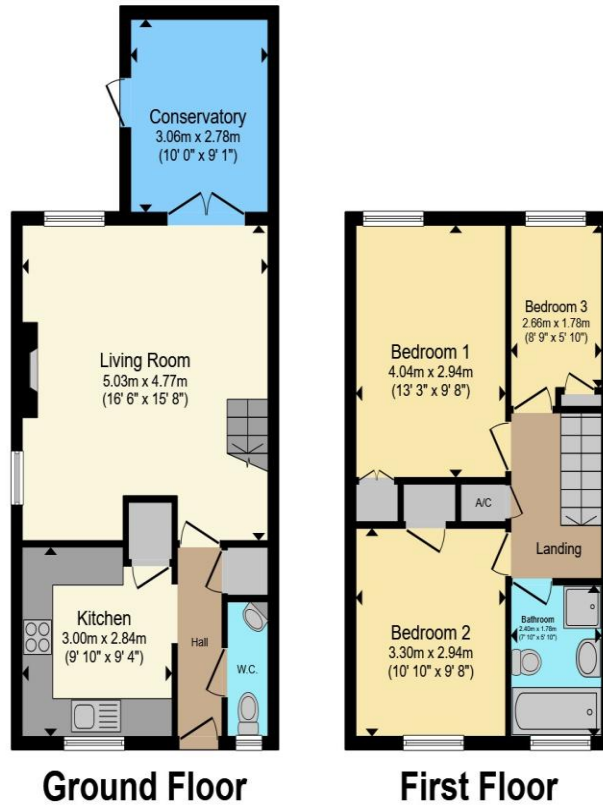
## Garage

Garage in a block with an up and over door.

## Garden

A low maintenance garden laid to paving and gravel with flower beds and a rear gate.





Total floor area 86.9 m<sup>2</sup> (935 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



To view this property please contact Connells on

**T 01935 812 155**  
**E sherborne@connells.co.uk**

92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR306649 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**view this property online [connells.co.uk/Property/SHR306649](https://www.connells.co.uk/Property/SHR306649)**



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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)