



CHAFFERS
ESTATE AGENTS



**20 Greenacre Way,
Shaftesbury, SP7 8FT**

A very well presented three bedroom house situated on a popular modern development close to the eastern edge of Shaftesbury. The property benefits from a landscaped south facing rear garden, garage and driveway parking.

£265,000 Freehold

Council Tax Band: D

20 Greenacre Way,
Shaftesbury, SP7 8FT



DESCRIPTION

The accommodation comprises a front sitting room before leading through to a kitchen breakfast room that overlooks the rear garden and enjoys high levels of natural light due to the south facing aspect. A cloakroom and storage cupboard complete the ground floor before the upstairs boasts two comfortable double bedrooms and a third single. The principal bedroom is enhanced with an ensuite shower room and built in wardrobes whilst the family bathroom is a clean, modern three-piece suite to include a shower over bath unit.

Outside, the property benefits from a pretty, enclosed, low-maintenance rear garden, ideal for enjoying outdoor living with minimal upkeep and there is driveway parking and garage access to the rear.

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.

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.

Energy Performance Certificate: Rated: C

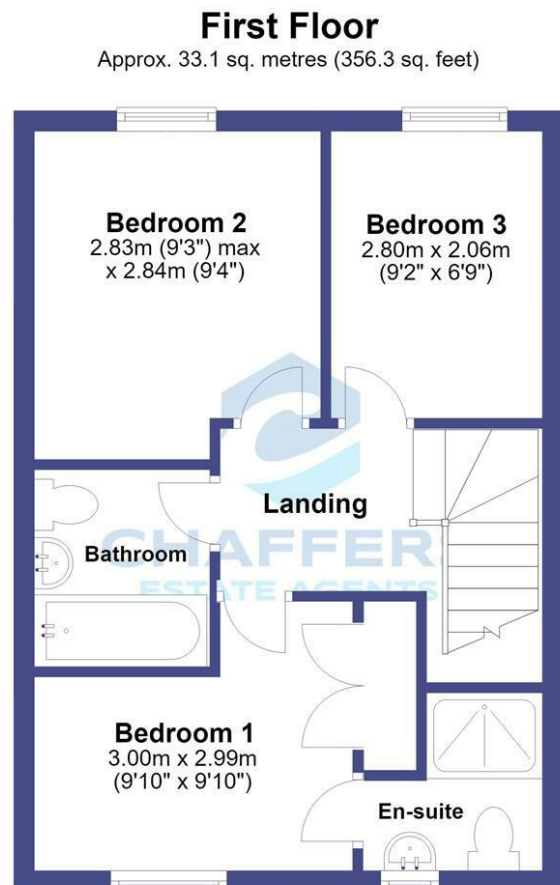
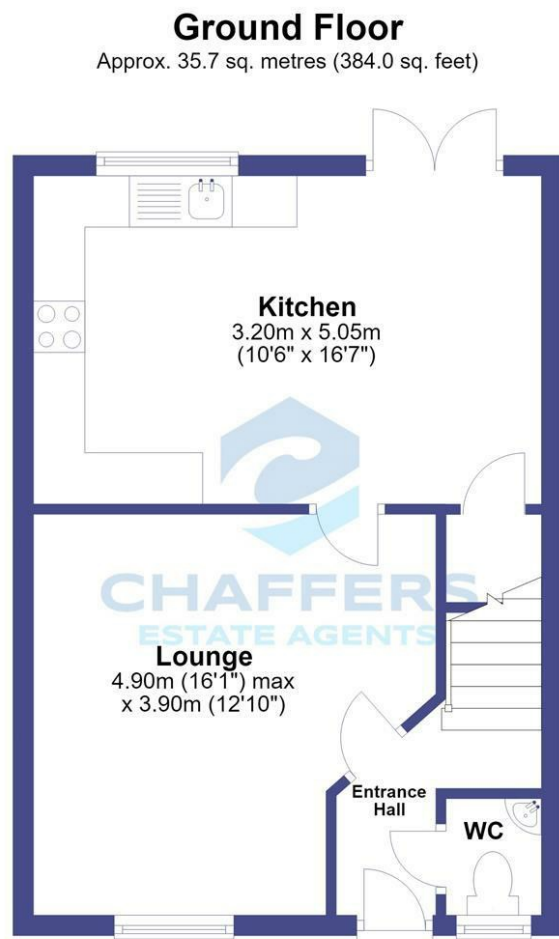
Estate charge: £200 p/a



Directions



Floor Plan



Total area: approx. 68.8 sq. metres (740.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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