



14 Fishers Close, Blandford Forum, Dorset

14 Fishers Close
Blandford Forum
DT11 7EL



- Elevated position
- Generous plot
- Cul de sac location
- Walking distance of amenities
- Two good sized bedrooms
- Conservatory
- Off road parking

Guide Price £270,000

Freehold

Blandford Sales
01258 452670
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PROPERTY

A spacious home which would make an ideal first time buy or downsize, situated in a cul de sac location within walking distance of Blandford town centre and its wide range of amenities. Upon entry there is an entrance porch leading to the hallway, both offer space for storage. The kitchen is situated to the front comprising of a range of wall and base units set with a counter top and includes a stainless steel sink, electric hob and oven with space for white goods. The heart of the home is the light and generous sitting/dining room, which enjoys a dual aspect with a decorative fireplace as a focal point. Patio doors lead to the conservatory which is currently arranged as a dining room but could be a home office or playroom.

The master bedroom is a spacious room overlooking the rear garden, with two built in wardrobes. The second bedroom has a charming Juliet balcony overlooking the front garden, currently arranged as an office the room would accommodate a double bed and includes a built in wardrobe. The bathroom comprises of a white suite of bath with overhead shower, basin with vanity and a w.c, the room is finished with tasteful brickwork tiling.

OUTSIDE

The house enjoys a set back and elevated position with the front garden laid to lawn with a brickwork driveway bound

by wooden sleepers. There is a raised side garden which stretches along the left hand boundary, the current owners have installed steps and a hand rail to make this a more useable space. To the rear is wooden decking which is ideal for alfresco dining.

SITUATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

what3words///emptied.cheek.regal

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - B

Tel: 01305 211 970

EPC- C

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

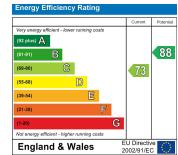
<https://www.gov.uk/check-long-term-flood-risk>



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Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom
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