



Connells

Mampitts Lane
Shaftesbury



Property Description

Situated in the sought-after town of Shaftesbury, this well-presented three-bedroom mid-terrace home is arranged over three floors and offers spacious and versatile accommodation throughout and is offered to the market with no onward chain. The ground floor comprises a welcoming lounge, a spacious kitchen/diner ideal for family living and entertaining, and a convenient downstairs WC. On the first floor are two bedrooms and a family bathroom, whilst the top floor is dedicated to the impressive main bedroom benefiting from an en-suite shower room.

Outside, the property enjoys a low-maintenance rear garden with access to a double garage, providing excellent storage and parking. The property also benefits from an EV charging point, making it well-suited to modern living.

An excellent family home, conveniently located close to local amenities, schools and transport links. Early viewing is highly recommended.

Entrance Hall

Door to the front and stairs leading to the first floor landing.

Cloakroom

WC and a wash hand basin.

Lounge

Double glazed window to the front, hard wood flooring and a radiator.

Kitchen / Diner

Double glazed window to the rear, door to the garden, fitted kitchen with floor to ceiling cupboards, integrated appliances including fridge/freezer, washing machine, dishwasher, double electric oven and gas hob, sink and drainer and a radiator.

First Floor Landing

Double glazed window to the front and a radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, bath with a shower over and glass shower screen, WC, wash hand basin, heated towel rail and fully tiled.

Second Floor

Bedroom One

Double glazed window to the front, double glazed Velux window to the rear and a radiator.

Ensuite

Double glazed Velux window to the rear, walk in shower, WC, wash hand basin and a heated towel rail.

Rear Garden

Low maintenance garden to the rear laid to patio and gravel with door access to the double garage at the rear.

Parking

Double garage and on street parking.

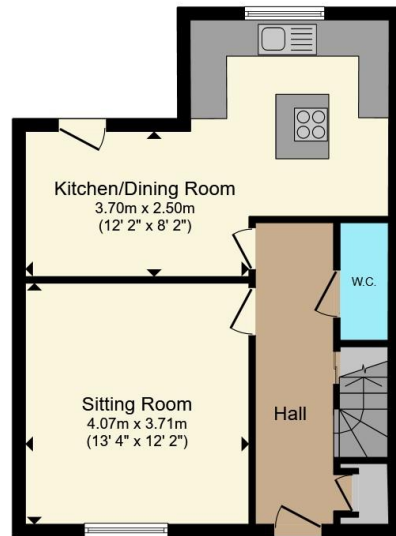
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

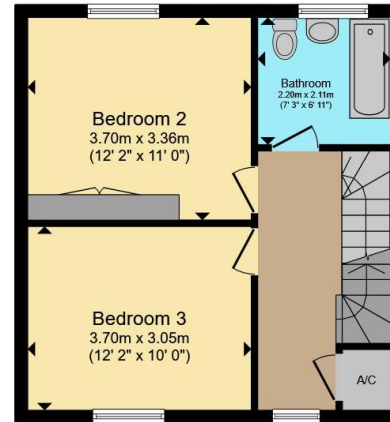




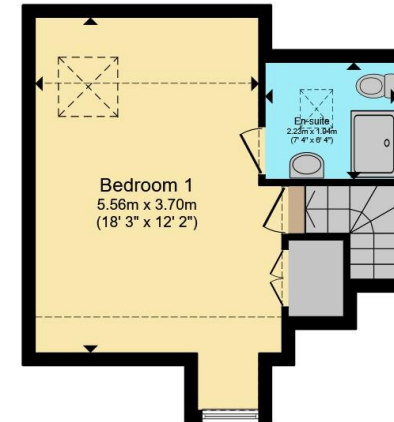




Ground Floor



First Floor



Second Floor

Total floor area 115.1 m² (1,239 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

Connells

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34 High Street
SHAFTESBURY SP7 8JG

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SFT306367



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