Rolfe East

Kings Crescent, Sherborne, DT9 4HY

Offers In Excess Of £190,000

- MATURE BRICK-BUILT MID TERRACE HOUSE IN POPULAR CUL-DE-SAC ADDRESS.
- SOUTH WESTERLY FACING PRIVATE COURTYARD GARDEN.
- REQUIRES SOME COSMETIC UPGRADING THROUGHOUT.
- NO FURTHER CHAIN.
- THREE FIRST FLOOR DOUBLE BEDROOMS PLUS PARTIALLY CONVERTED LOFT SPACE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NATURE RESERVE AND COUNTRYSIDE.
- RESIDENTS PARKING AREA OPPOSITE.
- GROUND FLOOR SHOWER ROOM / WC.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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https://www.rolfe-east.com/

8 Kings Crescent, Sherborne DT9 4HY

NO FURTHER CHAIN. ‘8 Kings Crescent’ is a mature, spacious, mid terrace house located in a favourable cul-de-sac location a short walk from the town centre and mainline railway station to London Waterloo. The house enjoys a large front garden and an enclosed private courtyard garden boasting a sunny south-westerly aspect and separate access. There is parking at the front for the residents of Kings Crescent. The property offers mains gas fired radiator central heating and uPVC double glazing. It requires some cosmetic upgrading throughout. The well laid out accommodation is over two floors and comprises entrance hall, sitting room, kitchen/ dining room, rear lobby and ground shower room / WC. On the first floor there is a landing area and three double bedrooms. There property also has a partially converted loft space, providing scope for a further bedroom, subject to the necessary planning permission. The property is a very short walk to nearby countryside and The Quarr nature reserve. It is a very short walk to the historic town centre of Sherborne with its superb boutique high street on the doorstep with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

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Council Tax Band: B

Shared pathway leads to the front door. Outside light. uPVC double glazed front door leads to entrance hall. Staircase rises to the first floor. Tiled floor. Panel door leads to

SITTING ROOM: 13'5 maximum x 12' maximum. uPVC double glazed window to the front overlooks the front garden, gas fire with tiled surrounds and hearth, moulded picture rail, telephone point, TV aerial attachment, radiator, shelved alcove, panel doors leads to

KITCHEN / DINING ROOM: 15'2 maximum x 9'2 maximum. A range of fitted kitchen units comprising laminated work surface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, fitted cupboards under, breakfast bar, space and plumbing for washing machine, space for under counter fridge, space for upright fridge freezer, timber effect flooring, uPVC double glazed window overlooks the rear garden, door leads to shelved larder cupboard, panel door to understairs cupboard space. Glazed door leads to the

REAR LOBBY: 7'4 maximum x 3'8 maximum. uPVC double glazed door to the rear. Door from rear lobby leads to

GROUND FLOOR SHOWER ROOM: 6'6 maximum x 5'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, double sized shower cubicle with wall mounted mains shower over, tiled walls, chrome heated towel rail, extractor fan, uPVC double glazed window to the side.

Staircase rises from the entrance hall to the first floor landing. Ceiling hatch to partially converted loft space, boarded, light and power connected, window. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'11 maximum x 10'3 maximum. A generous double bedroom, uPVC double glazed window to the front overlooks the front garden, radiator, telephone point, walk-in wardrobe.

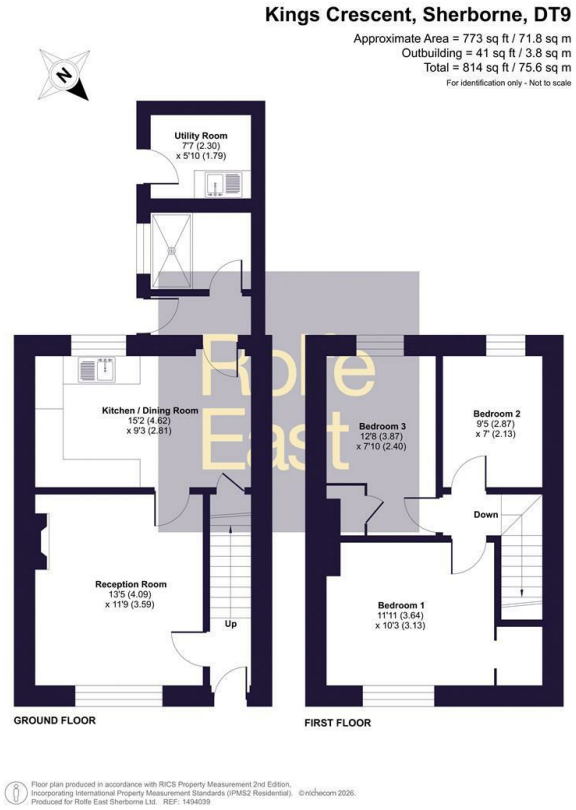
BEDROOM TWO: 9'9 maximum x 7' maximum. A second double bedroom, uPVC double glazed window to the rear.

BEDROOM THREE: 12'8 maximum x 7'10 maximum. A third double bedroom, uPVC double glazed window to the rear, radiator, door leads to airing cupboard housing Worcester mains gas boiler, shelving.

OUTSIDE: At the front of the property, there is a long front garden giving a depth of 54' from the pavement and the head of the cul-de-sac. Outside light, lawned level garden, a variety of flower beds with mature shrubs. Shared pathway to the front door.
There is a private courtyard garden at the rear of the house measuring 25'4 maximum in depth x 15'7 maximum in width. It enjoys a sunny southerly aspect. It is arranged for low maintenance purposes and laid to paved patio and stone chippings. It is enclosed by timber panel fencing. Drying area, outside light. There is a gate giving alternative rear access to the garden

ATTACHED UTILITY ROOM: 7'10 maximum x 5'10 maximum. Stainless steel sink bowl and drainer unit, fitted cupboards under, tiled surrounds, light and power connected.

There is parking at the front in a residents parking area. This available on a first-come-first-serve basis.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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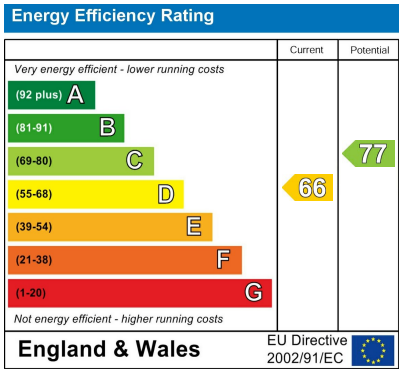

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