



70 ESME AVENUE BLANDFORD FORUM, DT11 9FL

£230,000
FREEHOLD

Located on Esme Avenue, a popular, quiet and peaceful residential cul-de-sac, in charming Blandford St. Mary, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for a small family, first time buyers or those seeking extra space. The open plan kitchen, with breakfast bar and reception room, provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings.

The house is within a short walk of Blandford Town, allowing residents to enjoy the local amenities, shops, and parks.

In summary, this semi-detached house provides a wonderful opportunity to enjoy a comfortable lifestyle, in a desirable location. The property should not be missed, having an excellent layout and being in a convenient position to take advantage of all the local amenities.



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Accommodation

The property is entered via a double glazed panel door which sits below a pitched and tiled storm porch. Once inside, stairs lead up to the first floor accommodation and a door leads into the large open plan living and kitchen space. This area is light and airy, having a double aspect, with a window overlooking the front and French doors overlooking the private fully enclosed rear garden. The kitchen is well appointed, with a range of wall and base units, an integral double oven and hob, space and plumbing for a washing machine and a coffee bar. the lounge is light and open and has the added benefit of both under stairs storage and a ground floor W/C.

Rising up to the first floor the landing has doors to both of the good sized double bedroom and the family bathroom with a hatch into the loft. The bathroom is partially tiled with a double glazed window to the front and has a panel bath with shower and glass screen over, a pedestal wash hand basin and a vanity unit as well as a low level W/C with dual flush.

Outside

The property benefits from having allocated parking to the side and a small front garden which is mostly slate stones. the rear garden is completely private and enclosed by wooden fencing, with gated access and has a small patio area adjacent to the house with the remaining area being layed to lawn. a woode area to the rear of the property provides peace and tranquility and further greenery.

The Area

Blandford St Mary is a village and on the south bank of the River Stour, immediately opposite the larger town of Blandford Forum. The village grew up around the Badger Brewery, owned by Hall and Woodhouse, which is based there, there is a popular Inn set within the brewery grounds where you can join in regular pub quizzes, or watch live music or enjoy comedy evenings. Blandford St Mary has a busy Tesco supermarket and fuel station and a Homebase DIY store, there is further, a large range of both independent and chain, shops, eateries and public houses in Blandford Forum, just a short stroll via, either the footbridge in Stour Meadows or across the Historic arched bridge adjacent to the entrance to Bryanston School. The village has a popular primary school, with a secondary school in Blandford Forum and many independent schools in the surrounding area, In the older area of the village near the river bridge to Blandford Forum there is a traditional public house and a village green. Opposite is the old stone gate at the entrance of the Bryanston School estate. Lower Blandford St Mary is a rural outpost of Blandford St Mary, in the farm fields to the south across the bypass road, with a small church and graveyard, and one or two historic houses. The area is surrounded by beautiful countryside and there are many footpaths and bridleways close by, including the Dorset Trailway which takes in a variety of environments along its' 17 miles, Stour Meadows



and the Stour Way, which follows almost the entire course of the River Stour from its' head to the sea. For the sporty, Blandford has active Football, Rugby and Cricket Clubs and for those who enjoy water sports, there is excellent coarse fishing on the River Stour and sailing and surfing along Dorset's' famous and beautiful Jurassic Coast some 30-45 minutes away by car.

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Esme Avenue Blandford St. Mary, Blandford Forum, Dorset, DT11



Approximate Gross Internal Floor Area 546 sq. ft / 50.70 sq. m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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