



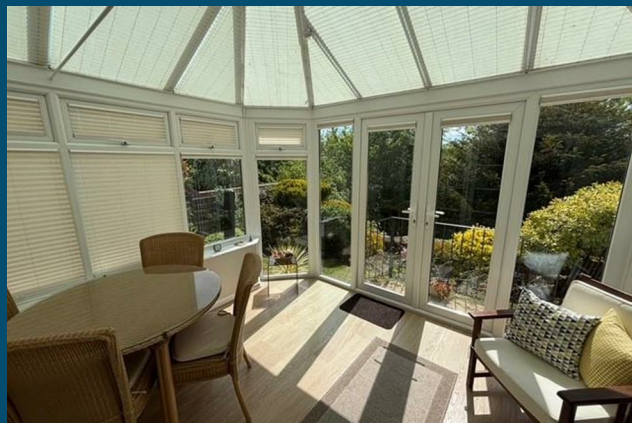
3 HIGH HOUSE COURT HIGH STREET, SHAFTESBURY, SP7 8RB

£290,000
FREEHOLD

A lovely three bedroom cottage style home, seconds from the High Street set in a hidden oasis.
Offered to the market with no onward chain.



3 HIGH HOUSE COURT HIGH



DESCRIPTION

3 High House Court is a lovely, light and bright cottage style home maintained to a high standard, set within a small cluster of cottage style homes, seconds from the high street in a peaceful setting.

In brief, the accommodation comprises of an entrance hall, cloakroom with a handy space for tumble drier, modern fitted kitchen with built in cooking appliances including oven, grill, hob and extractor, welcoming double aspect sitting room with double doors opening through to the pleasing addition of a conservatory being south facing leading into the easy to maintain cottage garden for simply relaxing. To the first floor is a landing, master bedroom with fitted wardrobes, two further bedrooms/ potential to open into a larger room and bathroom. The property has gas fired central heating via radiators and double glazing. Externally, to the front of the property is a garden area with an array of shrubs and pathway to front door, access to the side can be gained from a pathway to a small south facing rear garden. A pathway continues to the side to an area for bins/storage and access to a useful store. Please note there is no parking with the property.

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: C

Agent's notes: We are advised the boiler is approx. 2 years old and there is a modest management charge for communal lighting, insurance, refuse circa £100 per annum.

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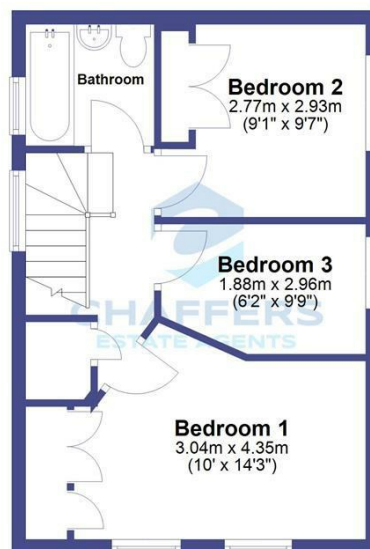
Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 sq. feet)



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