



Connells

East Green
Shaftesbury



Property Description

Offered for sale on a 40% shared ownership basis, this well-presented three-bedroom semi-detached home provides spacious and practical accommodation, ideal for first-time buyers looking to step onto the property ladder. The ground floor comprises a welcoming lounge and a modern kitchen/diner, both benefiting from French doors opening onto the rear garden, creating a bright and airy living space. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the generous rear garden features a patio seating area, raised flower beds, and the remainder laid to lawn, offering plenty of space for relaxing and entertaining. To the side of the property, there is allocated parking for two vehicles.

A fantastic opportunity to acquire a modern family home in an affordable and sought-after shared ownership scheme.

Entrance Hall

Door to the front and an understairs cupboard.

Cloakroom

Double glazed window to the rear, WC, wash hand basin and a radiator.

Lounge

Double glazed window to the front, double glazed french doors to the rear and two radiators.

Kitchen/Diner

Double glazed window to the front, double glazed french doors to the rear, fitted kitchen with wall and base units, integrated electric oven and gas hob, extractor fan, plumbing for a washing machine, integrated dishwasher, stainless steel sink and drainer and space for a fridge/freezer and tumble dryer.

Landing

Double glazed window to the rear.

Bedroom One

Two double glazed windows to the front, storage cupboard, wardrobes and a radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the rear, bath with an electric shower over, WC, wash hand basin and a radiator.

Front Garden

To the front there is a path to the front door and the remainder to either side laid to lawn.

Rear Garden

Fully enclosed garden to the rear with a wall to the rear and one side fencing to the other side, patio seating area with the remainder laid to lawn with a decked area to the rear, raised beds to the sides, timber shed and a gate to the rear leading to the parking.

Parking

Two allocated off street allocated parking spaces to the side of the property.

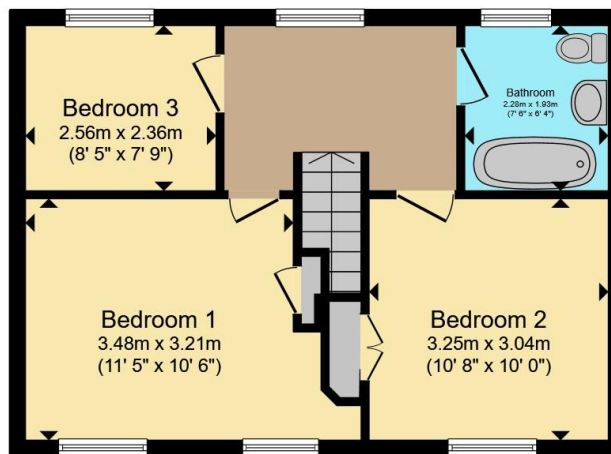
Agents Note

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

Total floor area 87.2 m² (938 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



To view this property please contact Connells on

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34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: C Council Tax
 Band: D

Service Charge: 289.68 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SFT306492

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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