





94 Maple Road, Shaftesbury, Dorset, SP7 8FR

What 3 Words: ///former.twist.prevented



Key Features

- Well Presented Two Bedroom Home
- Located On A No Through Road & Backing On Fields At The Rear
- Large Corner Plot Garden
- Off Road Parking for Two Vehicles
- Close to Parks and Primary School
- Ideal First Time Buy/Investment Property

Tenure: Freehold | EPC Rating: B | Council Tax Band: C |

Services: Mains services are connected.

Location

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred.

Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

Inside the Home

The home comprises a useful entrance hall with access to a cloakroom before leading through to the main reception room. Here, there is space for all typical living furniture whilst an under-stair cupboard provides useful storage. Located to the rear of the property and overlooking the garden is the kitchen breakfast room complete with an array of built in appliances and room for a dining table. Upstairs boasts two double bedrooms, both with built in wardrobes. The family bathroom features a shower over bath unit and has been tastefully styled in a grey tiled finish.

Outside Space

Front: To the front of the property, there is off road parking for two vehicles and a path to the front door, as well as side access to the rear garden. Rear: The property sits in a corner of the development, which means it benefits from a larger garden which is mainly laid to lawn with a patio area perfect for seating.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106

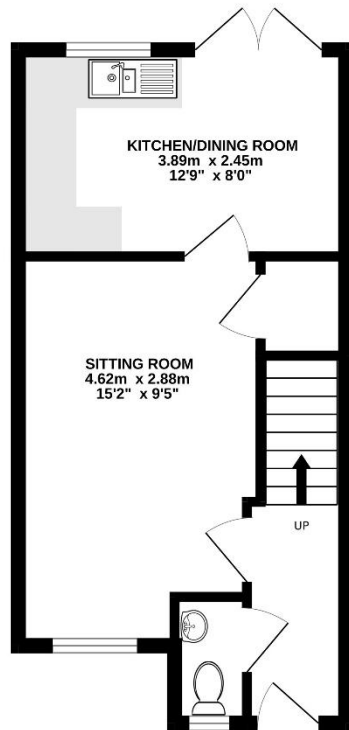
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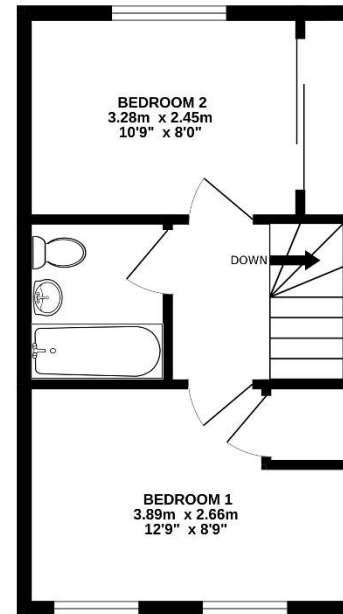
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property



GROUND FLOOR
29.3 sq.m. (316 sq.ft.) approx.



1ST FLOOR
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 56.8 sq.m. (611 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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