



**CHAFFERS**  
ESTATE AGENTS



Linden Park,  
Shaftesbury, SP7 8QZ

Located within walking distance of the town centre, this appealing four-bedroom detached family home offers the opportunity for a purchaser to put their own stamp on this spacious/well proportioned home.

Offers Over £350,000 Freehold

Council Tax Band: E

# Linden Park, Shaftesbury, SP7 8QZ



## THE PROPERTY

A four bedroom detached house in a highly sought after area within walking distance to the town centre and amenities. This family home offers generous living accommodation, front and rear gardens, off-road parking and a garage.

From the entrance hall the property comprises of a large lounge with fireplace, kitchen with space for appliances, downstairs WC, internal door into the garage and dining room with sliding patio doors onto the rear garden. The upstairs accommodation offers three double bedrooms with built in wardrobes, a newly fitted family bathroom with bath and over head shower, master bedroom with built in wardrobes and en-suite and a useful airing cupboard.

Outside there is ample off road parking and a garage with lighting and power. The rear garden has a mature garden with patio area.

## LOCATION

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: E

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: Rated: C

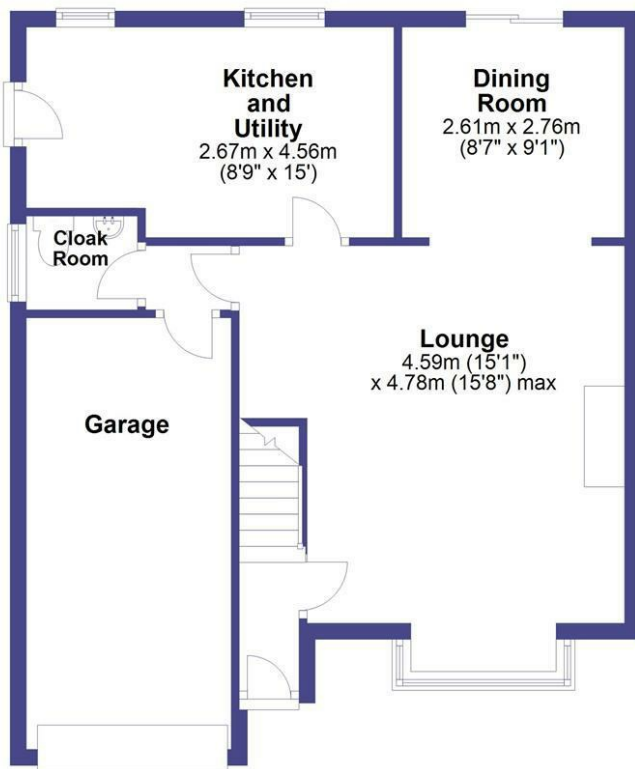


## Directions

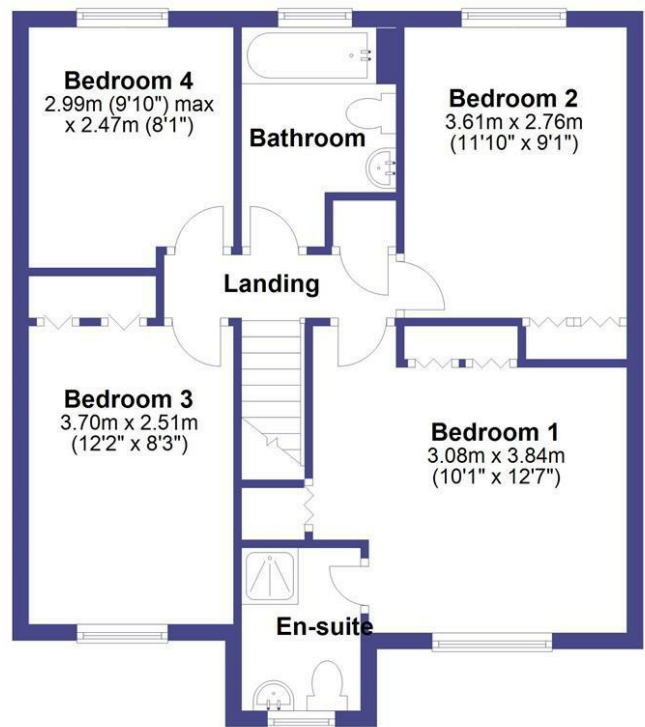


# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 109.4 sq. metres (1177.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	82
EU Directive 2002/91/EC			