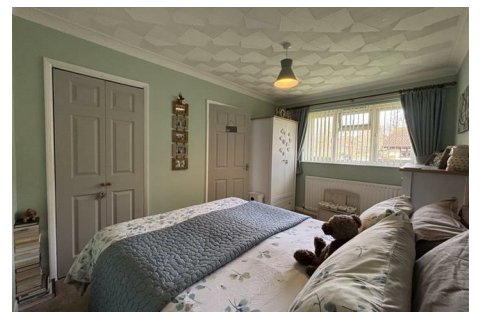




**CHAFFERS**  
ESTATE AGENTS



**23 Nettlebed Nursery,  
New Road, Shaftesbury, SP7 8QS**

An immaculately presented two double bedroom semi-detached bungalow situated in a popular cul-de-sac on the edge of Shaftesbury. The property benefits from a garage, ample driveway parking and a south-west facing rear garden.

**Asking Price £305,000 Freehold**

Council Tax Band: C

# 23 Nettlebed Nursery, New Road, Shaftesbury, SP7 8QS



## DESCRIPTION

Approached from a paved path, the property is entered via an entrance hallway with a useful coat cupboard and doors to both bedrooms, family bathroom and living room. The spacious living room is generously proportioned and enjoys patio doors to the rear garden and an electric display style wood burner. An opening leads through to a spacious kitchen with a range of modern fitted units, built in electric oven, electric hob with cooker hood, sink unit and space for additional appliances.

The master bedroom is generously sized, faces the front and benefits from built in wardrobes. The second bedroom is also at the front. The family bathroom benefits from a hand wash basin, low level WC, bath and separate shower. Outside there is a front garden and path leading from the pavement to the front door. The driveway could fit at least three cars and leads to the garage with full power and lighting. A gateway leads through to the enclosed rear garden where there is a patio seating area, children's play area, areas of lawn with a variety of mixed borders and shrubs, a variety of seating areas to enjoy the sunshine at different times of the day, outside tap, outside power socket and a useful timber shed.

## 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

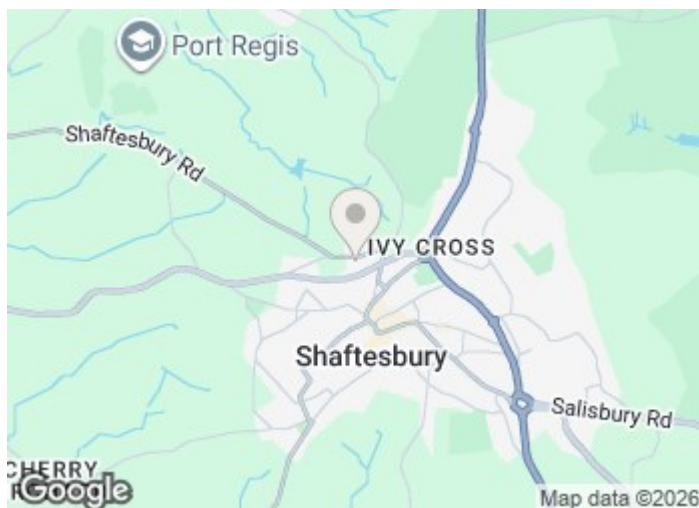
Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

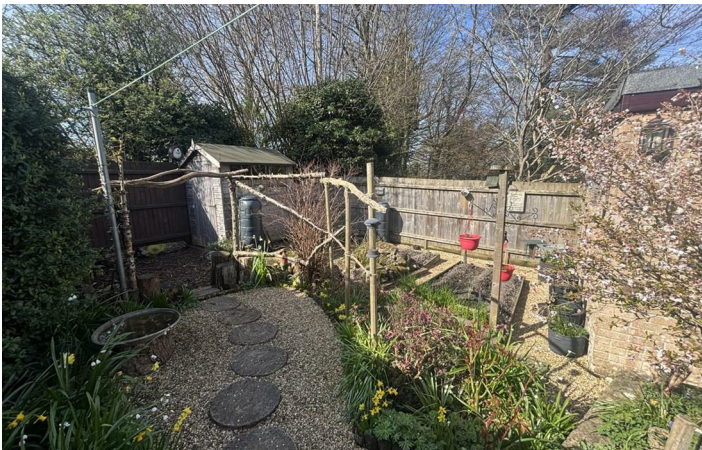
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

Boiler is approx. 10 yrs old and has been serviced annually.



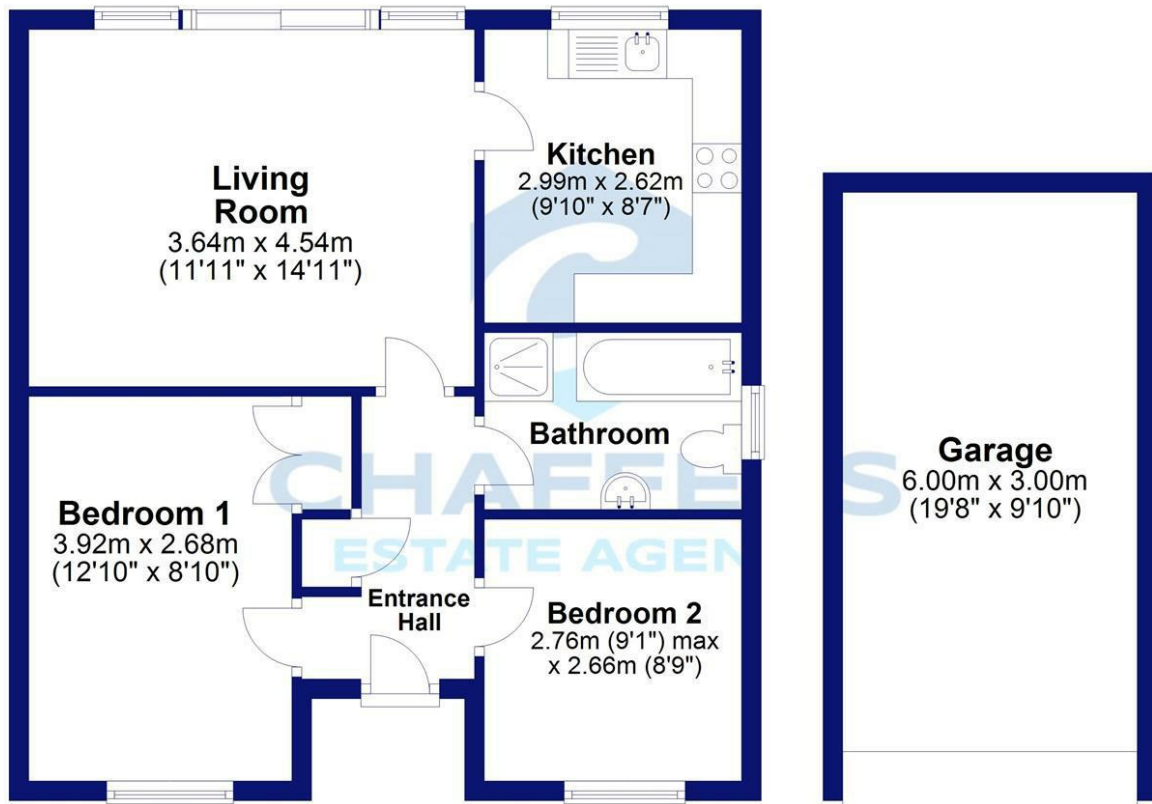
## Directions



# Floor Plan

## Ground Floor

Approx. 68.2 sq. metres (734.4 sq. feet)



Total area: approx. 68.2 sq. metres (734.4 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) A			91
(81-91) B			
(69-80) C		73	
(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	