

for sale

offers in excess of **£220,000**



## Sweetmans Road Shaftesbury SP7 8EQ

This is a **THREE** bedroom mid-terrace property with the option to purchase the **GARAGE** and **NO ONWARD CHAIN!** The property has been renovated throughout to a high standard. Boasting a **MASTER EN-SUITE** and a conservatory for additional living space. Don't miss out, contact us today to arrange a viewing!



# Sweetmans Road Shaftesbury SP7 8EQ

## Entrance Hall

Double glazed door to front, stairs leading to the first floor, radiator.

## Cloakroom

Wash hand basin, low level WC, heated towel rail.

## Lounge

15' 11" x 11' 5" ( 4.85m x 3.48m )

Double glazed window to rear, double glazed french doors to conservatory, understairs cupboard, radiator, television aerial point.



## **Kitchen/Diner**

18' 9" max x 9' 11" max ( 5.71m max x 3.02m max )  
Double glazed window to front. fitted kitchen comprising of wall and base units, Work surface incorporating stainless steel sink and drainer, Electric oven and hob, overhead cookerhood, television aerial point, integrated washing machine and dishwasher, integrated fridge and freezer, central heating boiler, radiator.

## **Conservatory**

14' 4" x 9' 9" ( 4.37m x 2.97m )  
Constructed of UPVC, double glazed windows to side and rear, radiator.

## **Landing**

Stairs from entrance hall, Loft access.

## **Bedroom One**

12' 5" max x 9' 2" max ( 3.78m max x 2.79m max )  
Double glazed window to rear, built in wardrobes, radiator, television aerial point.

## **Ensuite**

Shower cubicle, wash hand basin, low level WC.

## **Bedroom Two**

9' 2" x 9' 2" ( 2.79m x 2.79m )  
Double glazed window to front, radiator.

## **Bedroom Three**

8' 10" x 7' 10" ( 2.69m x 2.39m )  
Double glazed window to rear, radiator, television aerial point.

## **Bathroom**

Double glazed window to front, bath with mixer taps, low level WC, wash hand basin, tiling to all splash prone areas.

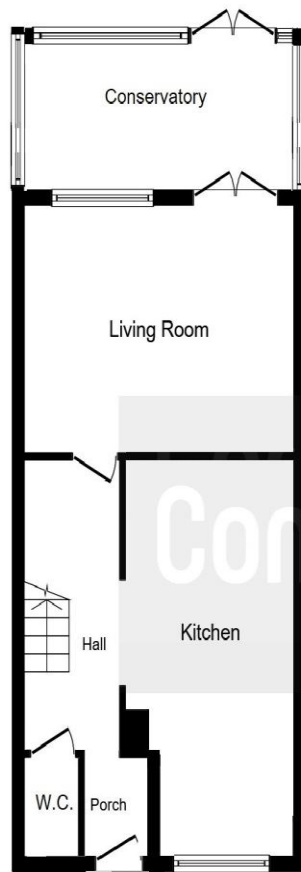
## **Front Garden**

Fully enclosed with concrete path to front door and laid to gravel.

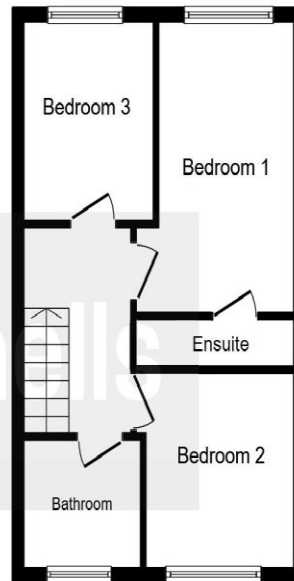
## **Rear Garden**

Fully enclosed with patio area. seeded lawn area.





**Ground Floor**



**First Floor**

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).  
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To view this property please contact Connells on

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34 High Street  
SHAFTESBURY SP7 8JG

Property Ref: SFT306207 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/SFT306207](http://connells.co.uk/Property/SFT306207)**



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