



CHAFFERS
ESTATE AGENTS



Maple Road,
Shaftesbury, SP7 8FR

A bright and well presented three bedroom semi-detached house situated on a popular modern development close to the eastern edge of Shaftesbury. The property benefits from an en-suite to the main bedroom, rear garden, driveway parking for two vehicles and is offered to the market with no onward chain.

£260,000 Freehold

Council Tax Band: C

Maple Road, Shaftesbury, SP7 8FR



Description

A deceptively spacious three bedroom semi-detached property offering light and airy accommodation, driveway parking and a landscaped rear garden with side access. The accommodation comprises: entrance hall with cloakroom, a good sized living room and fitted kitchen with patio doors leading out onto the rear garden. On the first floor you will find two generously sized bedrooms, main with built in wardrobes and en-suite, a family bathroom and a single third bedroom.

Externally to the front there is driveway parking for two vehicles. The low maintenance rear garden has a patio seating area, flower and shrub borders, artificial grass, gate to paved path providing side access from the driveway, a useful timber shed and outside tap.

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: B

Estate charge: Approx. £200 p/a

Agent's notes: The fridge freezer, washing machine and wardrobes in bedroom three are to be included within the sale.



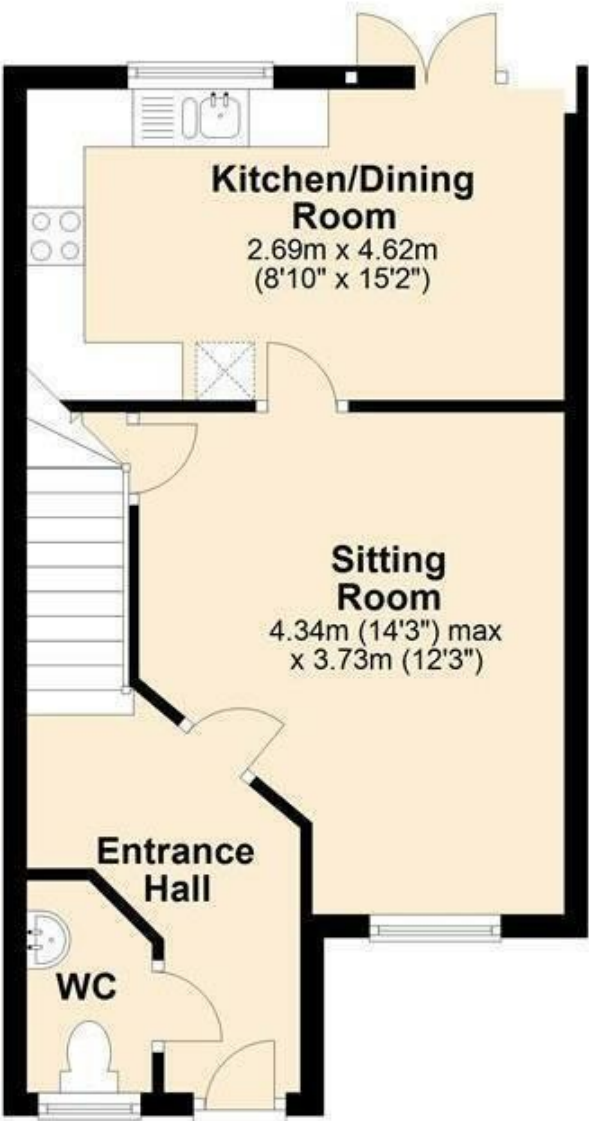
Directions



Floor Plan

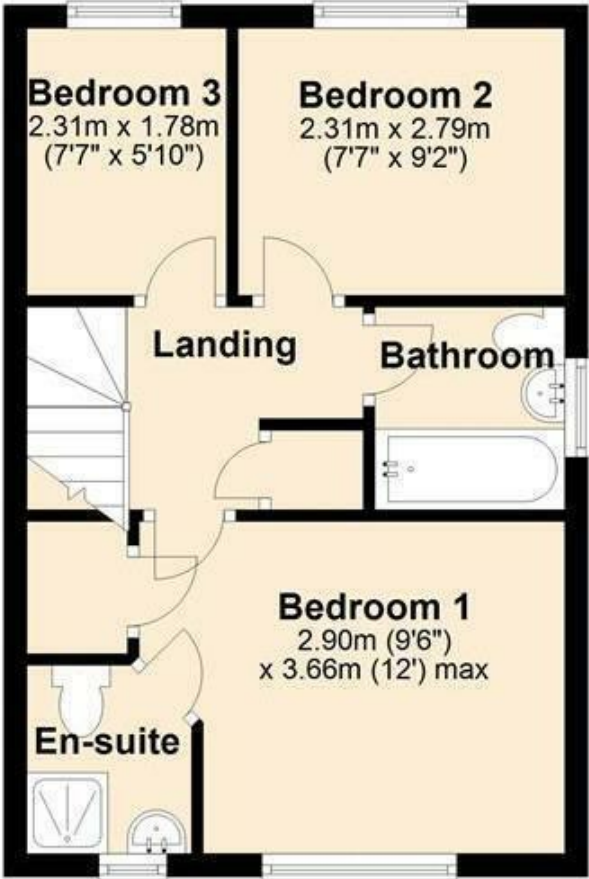
Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 69.9 sq. metres (752.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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