HEARNES
WHERE SERVICE COUNTS
Blandford
Dorset, DT11 7UU

Blandford, Dorset, DT11 7UU

FREEHOLD PRICE: £220,000

A modern two bedroom mid terrace home situated in a quiet location, only a short walk from Mildown Nature Reserve and North Dorset Trailway. The property features a spacious sitting/dining room, a fitted kitchen and modern bathroom and further benefits from an allocated parking space and rear garden with summerhouse, making it an ideal home for first time buyers or those seeking a peaceful residential setting.

- Entrance hallway into sitting/dining room with space for cloaks and shoes
- Spacious sitting/dining room with feature wood effect flooring, stairs to first floor and front aspect window
- Modern fitted kitchen with range of grey base and eye level units with complementary worktops, freestanding fridge freezer, space for appliances and space/plumbing for slimline dishwasher, inset gas hob and electric fan oven below, rear aspect window and door to garden
- Two double bedrooms: main bedroom with rear aspect window (with space for king sized bed) and second bedroom with good size storage cupboard
- Modern family bathroom with bath with shower over, wash hand basin, ladder style heated towel rail, part tiled walls and WC
- Double glazing and gas heating
- Outside: rear garden with small patio leads to lawn area and summerhouse, enclosed by panel fencing and rear gate giving access to allocated parking space

The amenities of Blandford are all within walking distance of the town where there are a variety of shops, educational and recreational facilities which include supermarkets, public houses, churches and hotels. Sporting facilities in the area include fishing on the river Stour (subject to permit), water sports on the Dorset coastline and golf at Blandford, Sherborne and Yeovil. Communications in the area include the A31 which can be joined at Wimborne, providing the route to London/Home Counties and mainline railway services at Sherborne, Tisbury, Gillingham and Salisbury with a regular service to London Waterloo.

COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

Ground Floor

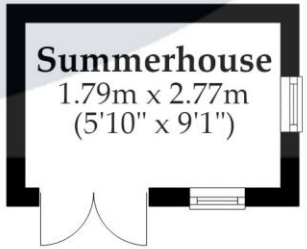
Approx. 31.1 sq. metres (335.2 sq. feet)

First Floor

Approx. 29.4 sq. metres (316.2 sq. feet)

Outbuilding

Approx. 5.0 sq. metres (53.4 sq. feet)



Main area: Approx. 60.5 sq. metres (651.4 sq. feet)

Plus outbuilding, approx. 5.0 sq. metres (53.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

LJT SURVEYING

HEARNES
WHERE SERVICE COUNTS

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD