





Property Description

Situated in the heart of the historic Georgian market town of Blandford Forum, this unique two-bedroom ground floor apartment occupies a prime position along East Street, one of the town's most characterful and well-regarded thoroughfares. Blandford is renowned for its elegant Georgian architecture, largely rebuilt following the Great Fire of 1731, and today offers a charming blend of independent shops, cafés, and riverside walks along the River Stour.

East Street itself has long been a central commercial and residential hub within the town, contributing to Blandford's thriving community atmosphere and historic appeal. This property reflects that heritage, having formerly operated as a retail shop, and now presents an exciting opportunity for conversion and enhancement.

The accommodation comprises a reception room, kitchen, two bedrooms, and a bathroom. The layout offers flexibility and scope for reconfiguration, subject to any necessary consents.

The property is in need of extensive refurbishment and modernisation throughout, making it ideal for investors, developers, or buyers seeking a project. With its prominent town centre location and potential to add significant value, this is a rare opportunity to create a bespoke home within a highly desirable Dorset setting.



Entrance

Own front door leading to an entrance hall with access to all rooms

Reception Room

Splay bay window to front. open plan to kitchen in separate area.

Kitchen Area

Kitchen in need of refurbishment with a range of fitted units with eye and base units incorporating a sink

Bedroom 1

Window to rear. Small double room Accessed from hallway/kitchen area

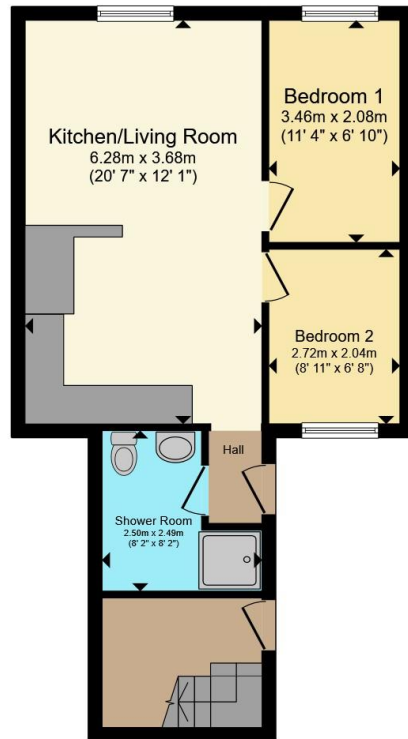
Bedroom 2

Small double room accessed from Reception Room

Shower Room / Wc

Own front door leading to an entrance hall with access to all rooms

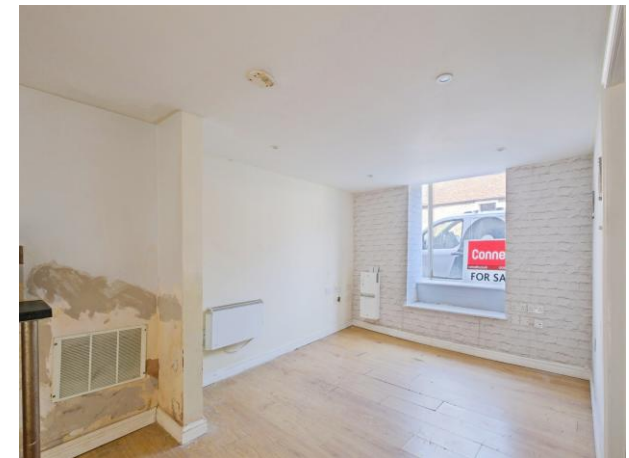




Total floor area 48.3 m² (520 sq.ft.) approx

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). Powered by www.propertybox.io

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20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating:
Exempt

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BLF306551

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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