



Connells

Belmont Close  
Shaftesbury

# Belmont Close Shaftesbury SP7 8NF

for sale offers in excess of  
**£325,000**



## Property Description

This attractive three-bedroom chalet bungalow is situated in the popular town of Shaftesbury and is offered for sale with no onward chain. Providing spacious and versatile accommodation, the property is ideal for a range of buyers.

The ground floor comprises a welcoming lounge, a well-appointed kitchen with French doors opening onto the rear garden, two bedrooms, and a family bathroom. Upstairs, the generous principal bedroom benefits from an en-suite shower room, creating a private retreat.

Outside, the property offers ample parking with a driveway, carport, and garage. To the rear is a good-sized enclosed garden, providing plenty of space for outdoor entertaining, gardening, or simply enjoying the surroundings.

Early viewing is highly recommended to appreciate all this home has to offer.

## Entrance Porch

Double glazed door to the front, door into the hallway and coir matting.

## Lounge

Double glazed bay window to the front and a radiator.

## Kitchen

Double french doors to the rear, double glazed window to the side, fitted kitchen with wall and base units, space for a fridge/freezer, electric oven and hob, extractor fan, sink and drainer and space for a washing machine and dishwasher.

## Bedroom Two

Double glazed window to the front and a radiator.

## Bedroom Three

Double glazed window to the rear, under stairs cupboard and a radiator.

## Bathroom

Double glazed window to the rear, bath, WC, wash hand basin with a vanity unit and an extractor fan.

## Upstairs

### Bedroom One

Two double glazed windows to the rear, built in cupboard, eaves storage and a radiator.

### Ensuite

Velux skylight, walk in shower cubicle, WC, wash hand basin and a heated towel rail.

### Front Garden

Mainly laid to lawn with flower beds and a path leading to the front door.

### Rear Garden

To the rear the garden is mainly laid to lawn with paved areas, raised vegetable beds and access to the garage.

### Garage

Power and side door leading to the garden.

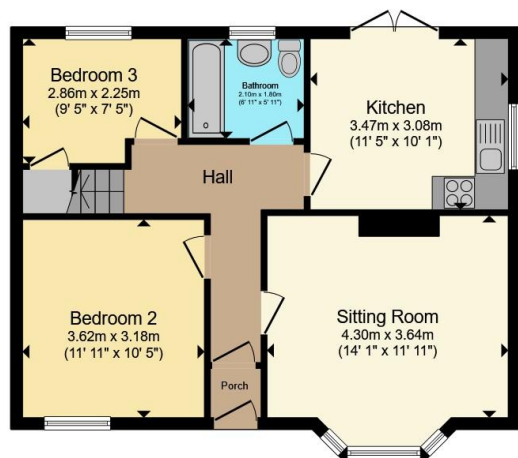
### Parking

Driveway parking leading to the garage and a carport.

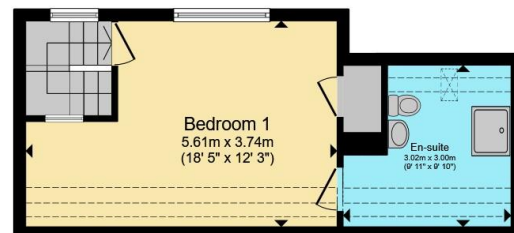
### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

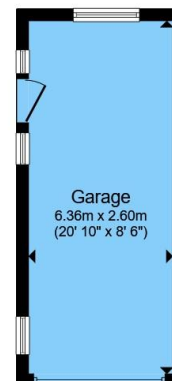




**Ground Floor**



**First Floor**



**Garage**

Total floor area 106.9 m<sup>2</sup> (1,151 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01747 854 001**

**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
SHAFTESBURY SP7 8JG

EPC Rating: D Council Tax  
Band: D

**view this property online [connells.co.uk/Property/SFT306482](http://connells.co.uk/Property/SFT306482)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SFT306482 - 0008