



## 3 Limerick Cottages, East Street, Blandford Forum, DT11 7EA

A charming character house enjoying a tucked away location in the heart of town boasting a garden and offered to the market with no forward chain.

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- No forward chain
- Close to amenities
- Ideal first time buy or downsize
- Tucked away location
- Garden
- Recently repainted and recarpeted

Guide Price £220,000

Freehold

## ACCOMMODATION

A light and bright character home situated in a tucked away location in the heart of Blandford close to amenities. The heart of the home is open plan kitchen sitting dining room with an exposed brick fire place with a wood burner as a focal point. The kitchen area comprises of a range of white wall and base units set with a wooden counter top and includes a sink, electric oven and gas hob with space for white goods.

The first floor comprises of the main bedroom which would accommodate a double bed and a decorative fireplace. The bathroom comprises of a white suite of bath with separate shower, basin and w.c. Rising to the top floor is a second bedroom which would accommodate a small double and includes a built in storage cupboard, the third bedroom is a nice single room. The top floor landing includes two good sized storage cupboards.

The property has been recently repainted and recarpeted giving a fresh and clean feel, ready to be moved into and offered with no forward chain.

## OUTSIDE

The property is access via a shared pathway leading to the storm porch and front door. Opposite the house is a small terrace which is ideal for outside dining and houses a small shed. Continuing to the end of the terrace a pathway leads to a section of garden bound by fencing on three sides and laid to lawn and includes a shed.

## SITUATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

## DIRECTIONS

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## SERVICES

All mains services

## MATERIAL INFORMATION

Dorset Council Tax Band - B

Tel: 01305 211 970

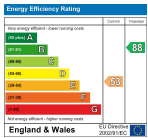
EPC- E

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



## East Street, Blandford Forum

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Blandford/DJP/April 2026  
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1447248



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