



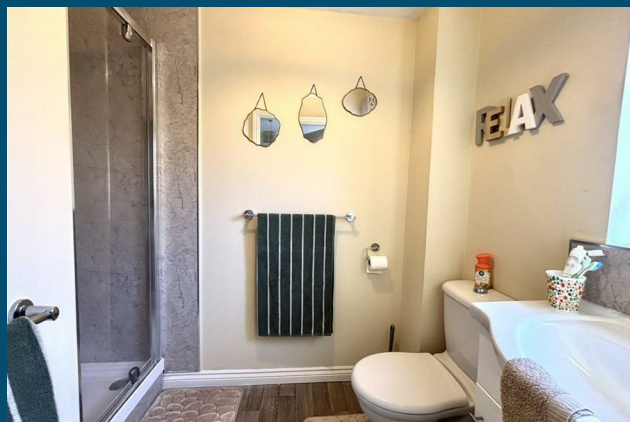
**20 GREENACRE WAY,  
SHAFTESBURY, SP7 8FT**

**£265,000  
FREEHOLD**

A very well presented three bedroom house situated on a popular modern development close to the eastern edge of Shaftesbury. The property benefits from a landscaped south facing rear garden, garage and driveway parking.



## 20 GREENACRE WAY



### DESCRIPTION

The accommodation comprises a front sitting room before leading through to a kitchen breakfast room that overlooks the rear garden and enjoys high levels of natural light due to the south facing aspect. A cloakroom and storage cupboard complete the ground floor before the upstairs boasts two comfortable double bedrooms and a third single. The principal bedroom is enhanced with an ensuite shower room and built in wardrobes whilst the family bathroom is a clean, modern three-piece suite to include a shower over bath unit. Outside, the property benefits from a pretty, enclosed, low-maintenance rear garden, ideal for enjoying outdoor living with minimal upkeep and there is driveway parking and garage access to the rear.

### 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

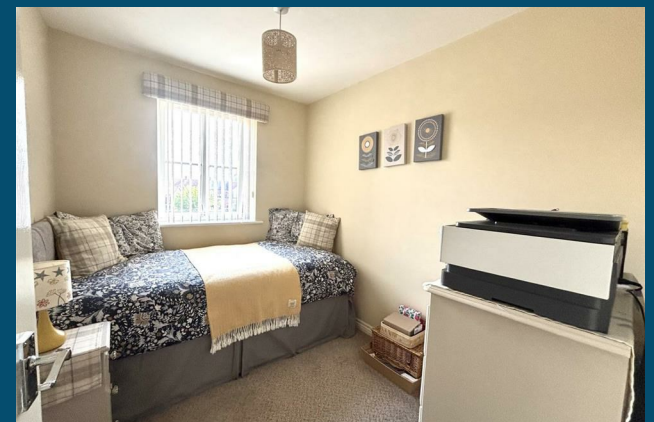
Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

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.

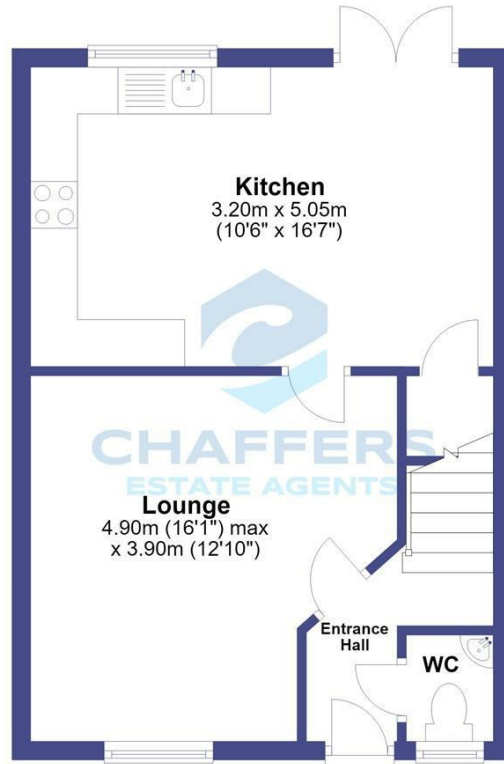
Energy Performance Certificate: Rated: C

## 20 GREENACRE WAY



## Ground Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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