

for sale

£170,000



## St. Pauls Green Sherborne DT9 4DY

A well-located two double bedroom ground floor flat in Sherborne, within walking distance of the town centre, featuring a good-sized garden and off-road parking.



# St. Pauls Green Sherborne DT9 4DY

## Entrance Hall

UPVC door to the front, electric meter and consumer unit.

## Lounge

Double glazed windows to the front, gas fire (currently not in use), radiator, fitted cupboards.

## Kitchen

Double glazed window to the rear, fitted kitchen with wall and base units, work surfaces, two larder cupboards, space for an under counter fridge, electric cooker point, cooker hood, plumbing for a washing machine, wall mounted gas central heating boiler.



## Bedroom 1

Double glazed windows to the front, cupboard under the stairs, radiator.

## Bedroom 2

Double glazed windows to the rear, radiator.

## Bathroom

Double glazed windows to the rear, heated towel rail, bath with an electric shower over, W/C, wash hand basin with vanity unit.

## Rear Garden

Mainly laid to lawn, fenced to three sides, gate to the allotments at the rear, small built in shed, outside tap.

## Front Garden

Path to the front door, partially laid to lawn with the remainder laid to gravel for parking.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





Total floor area 66.2 m<sup>2</sup> (713 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)



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92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR306679 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 52.00

Ground Rent: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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