

# Rolfe East



## South Street, Sherborne, DT9 3NG

Offers Invited £85,000

- SECOND / TOP FLOOR STUDIO FLAT WITH 92 YEARS LEFT ON THE LEASE.
- ELECTRIC NIGHT STORAGE HEATING AND DOUBLE GLAZING.
- VERY SHORT LEVEL WALK TO HISTORIC TOWN CENTRE.
- VACANT - NO FURTHER CHAIN.
- SUPERB RESIDENTIAL ADDRESS IN THE HEART OF SHERBORNE TOWN CENTRE.
- ATTRACTIVE NATURAL STONE TOWN BUILDING IN CONSERVATION AREA.
- SHORT LEVEL WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- WONDERFUL VIEWS OF SHERBORNE ABBEY - ILLUMINATED AT NIGHT.
- FLAT REQUIRES SOME IMPROVEMENT,
- EXCELLENT SHOPS, CAFES, RESTAURANTS, PUBS, PARKS AND WALKS ON THE DOORSTEP!

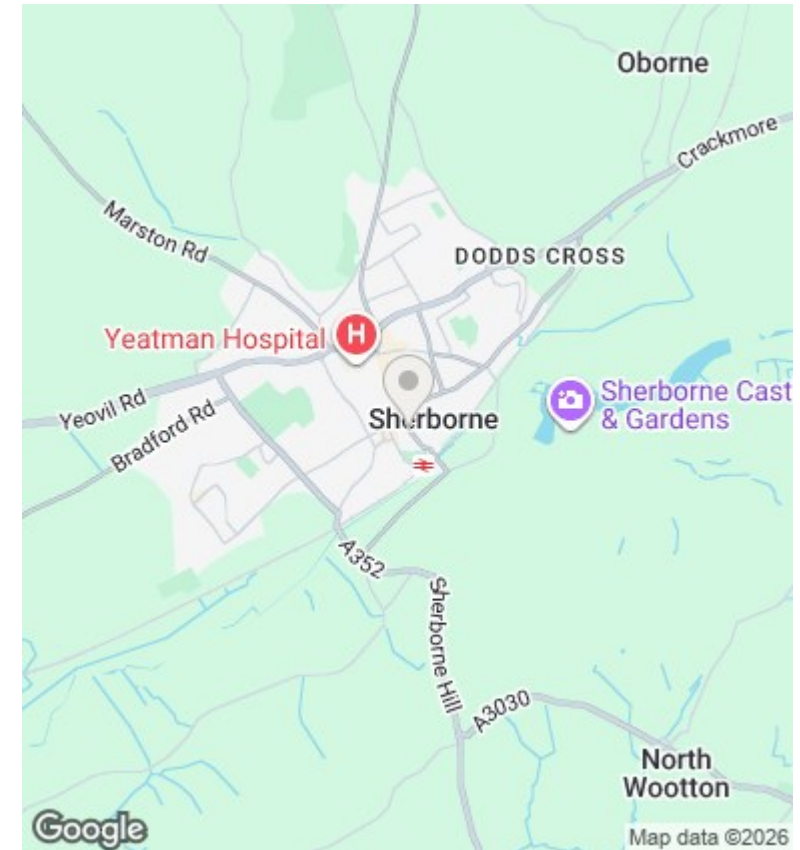
80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
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<https://www.rolfe-east.com/>



**355 Square feet / 33 metres squared (approximately).**

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).



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	