



CHAFFERS
ESTATE AGENTS



1 New Street, Marnhull, Sturminster Newton, DT10 1PY

A spacious Four-bedroom semi-detached house requiring modernisation, situated in 0.23 of an acre in the popular village of Marnhull. Generous gardens, useful outbuildings and ample off-road parking.

An excellent opportunity to update and personalise a superb family home. EPC; tbc

Offers Over £320,000 Freehold

Council Tax Band: C

1 New Street, Marnhull, Sturminster Newton, DT10 1PY



Description

A spacious four-bedroom semi-detached house offering excellent potential for modernisation, set on a generous plot with enclosed gardens and extensive off-road parking.

The property is approached via a path bordered by lawn and shrubs leading to the front door. The accommodation comprises an entrance hall with stairs to the first floor, lounge/dining room with open fireplace and stone surround, fitted kitchen with integrated electric oven, sink and drainer, space for a dishwasher and dining table. A good-sized store room has the potential to be a utility room.

Four bedrooms and a family bathroom complete the first floor.

Outside, there is a paved patio, lawn, trees and shrubs, together with a coal bunker and shed. The former garage area provides off-road parking for up to 12 vehicles. The gardens are in total 0.23 acres enclosed by fencing and hedging.

Situation

Marnhull is one of Dorset's largest villages, situated in the Blackmore Vale countryside. The village offers a range of everyday amenities including a Post office, two primary schools, doctor's surgery, hairdressers, public houses and sports facilities, while the nearby towns of Sturminster Newton, Shaftesbury and Gillingham provide a wider range of services. The area is well known for its attractive rural surroundings and access to walking and countryside pursuits.

Additional Information

Services: Mains Water, Electricity & Drainage.

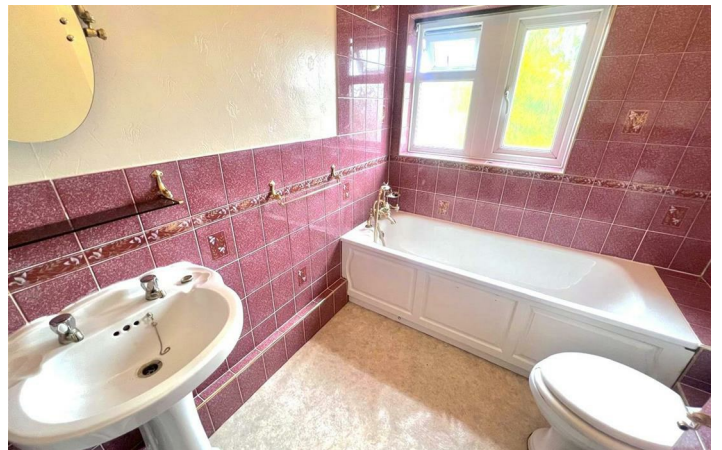
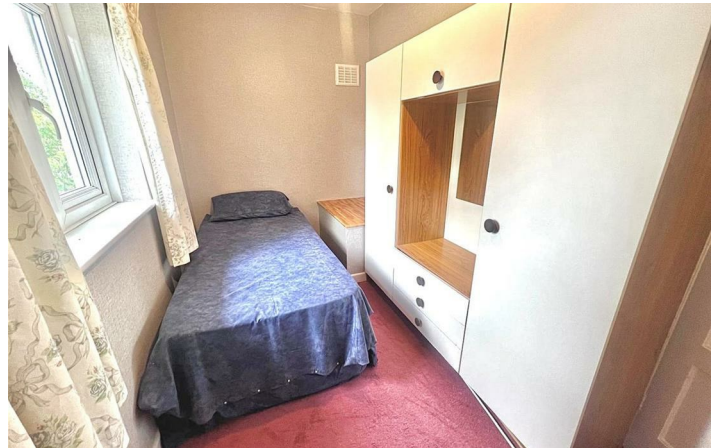
Council Authority: Dorset Council ~ Council Tax Band: C

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.



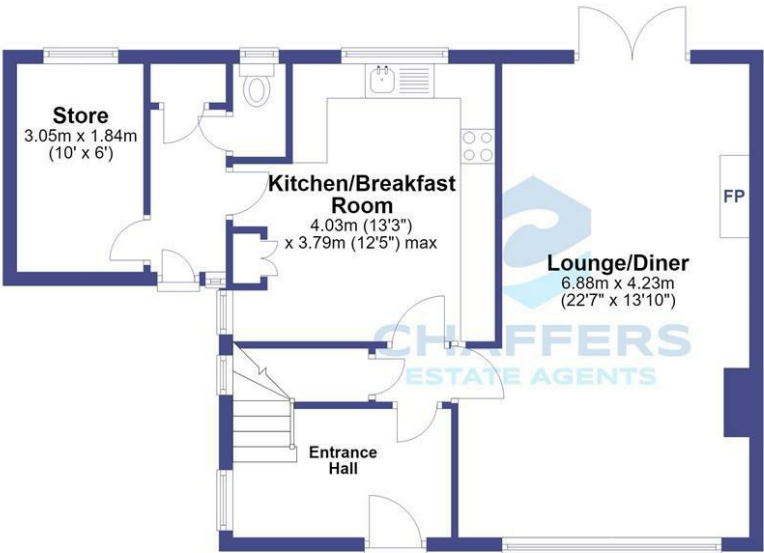
Directions

What three words: ///bedrock.bulky.incensed

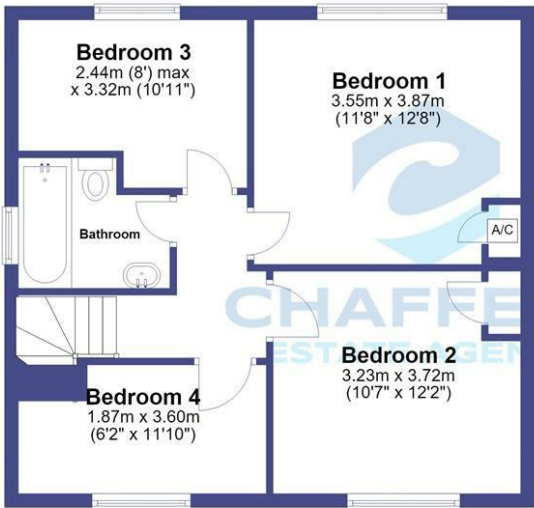


Floor Plan

Ground Floor
Approx. 61.1 sq. metres (657.3 sq. feet)



First Floor
Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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