

# Towers Wills

Town & Country

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92, St Aldhelm's Road, Sherborne, Dorset DT9 4EB

**£260,000**

Towers Wills are delighted to bring to market this well-presented two-bedroom semi-detached home, occupying a generous corner plot in a sought-after residential area of the historic market town of Sherborne. Offered to the market with no onward chain, this charming property benefits from off-road parking, garage, conservatory, and utility/WC, along with spacious accommodation throughout. Ideally positioned close to local amenities and transport links, this home is perfect for those seeking a peaceful yet well-connected Dorset location.

## Accommodation:

Porch

Double glazed door and windows to front, leading to:

Entrance Hall

Radiator, stairs to first floor and under stairs cupboard.

Lounge/Diner – 3.42m max x 6.08m max

A spacious dual aspect reception room with two double glazed windows overlooking the rear garden, gas fireplace and radiator.

Kitchen – 2.20m x 3.20m

Comprising a range of units; one bowl stainless steel sink/drainers, space for electric cooker, space for undercounter fridge and double glazed window to front. Door to internal hallway.

Internal Hallway

Doors leading to utility/WC and conservatory. Wooden stable door to front.

Utility/WC – 1.77m x 2.52m

With space for washing machine and freezer, WC, skylight to rear.

Conservatory – 2.54m x 2.91m

Double glazed windows to sides and rear, radiator and double glazed door opening to the rear garden.

First Floor Landing

With double glazed window to front and loft hatch.

WC

Double glazed window to front and WC.

Bathroom

Comprising bath with electric shower over, wash hand basin, radiator and double glazed window to side.

Bedroom One – 5.30m max x 2.63m max

A light and spacious dual aspect double bedroom with double glazed windows to front and rear, and radiator.

Bedroom Two – 3.34m max x 2.80m plus wardrobe

Double glazed window to rear, built-in wardrobe, airing cupboard housing gas boiler and radiator.

## Outside:

To the front of the property is a lawned garden with driveway providing off-road parking in front of the garage.

The rear garden includes lawn and patio seating area, vegetable patch, planted beds, and personal door to the garage.

## Key Features

- Semi-Detached Home on Corner Plot
- Two Double Bedrooms
- Conservatory
- Driveway Parking & Garage
- Gas Central Heating
- No Onward Chain

## Contact Us

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## Energy Efficiency

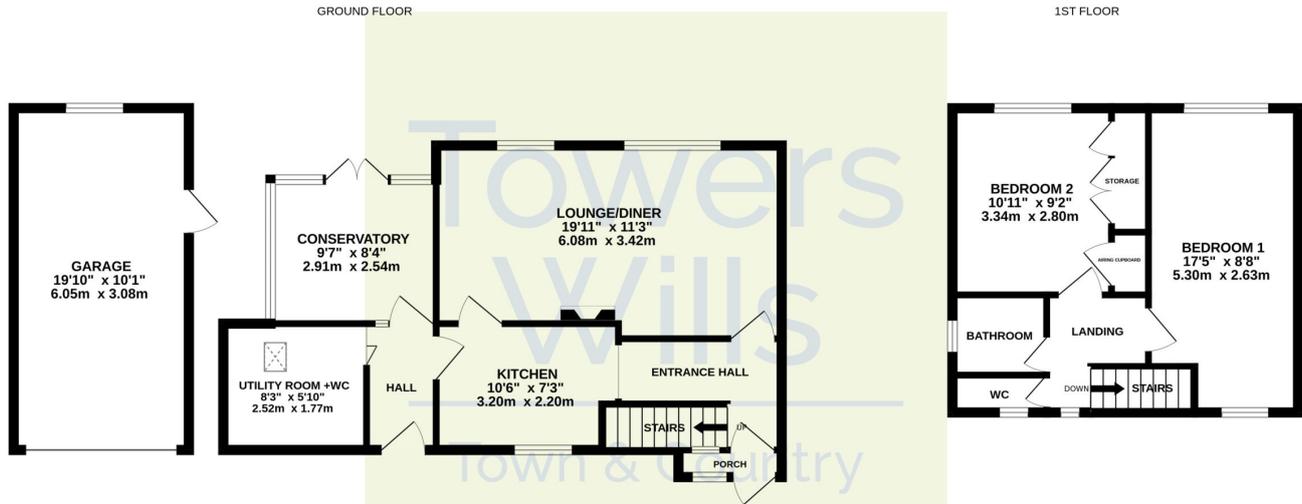
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Garage:** 6.05m x 3.08m

With up-and-over door to front, power, light, and single glazed window to rear.



# Floor Plan



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**Towers Wills**

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