



**Connells**

Victoria Street  
Shaftesbury



Victoria Street  
Shaftesbury SP7 8AG

for sale offers in excess of  
**£450,000**



## Property Description

This three bedroom end of terrace home is ideally located in the heart of Shaftesbury with private parking for 3 cars and a garage. The ground floor offers two reception rooms, one of which is used as a snug by the current vendors but would make an ideal fourth bedroom or home office.

Upstairs there are three well proportioned bedrooms, including a spacious principal bedroom with ensuite, along with a modern family bathroom.

Outside the property benefits from a low maintenance garden, mainly laid to brick and flagstone paving.

## Entrance Hall

Spacious entrance hall with original decorative floor tiles

## Lounge

Triple aspect room with wood effect flooring.

## Store

Walk in store off the lounge

## Study/Bedroom Four

Double glazed window to the front, fireplace and wood effect flooring.

## Kitchen

To the rear of the property is the kitchen comprising of wall and base units, quartz work tops, 11/2 bowl stainless steel sink and drainer, integral double oven with microwave and grill, 4 ring induction hob, extractor fan, space for a fridge/freezer, built in dishwasher, washing machine and tumble dryer, spacious larder cupboard, walk in under stairs larder, windows to the rear and side and a door the garden.

## Cloakroom

Double glazed window to the side, WC and wash hand basin.

## Bedroom One

Double glazed window to front, two double and two single fitted wardrobes, extra deep cupboard behind entrance door, feature fireplace, and a radiator.

## Ensuite

Double glazed window to the rear, bath, separate walk in electric shower, WC, wash hand basin and a feature fireplace.

## Bedroom Two

Double glazed window to the front, feature fireplace, built in wardrobe and a radiator.

## Bedroom Three

Double glazed window to the rear and a radiator.

## Bathroom

Double glazed window to the side, bath, WC and a wash hand basin.

## Garden

To the rear there is a low maintenance garden mainly laid to brick and flagstone paving, flower beds and access to the garage and off street parking.

## Garage

Detached Garage. Approx 21 sq.m / 220 sq.ft. Measurement of the garage is excluded from the Total Approx Floor Area of the property.

## Parking

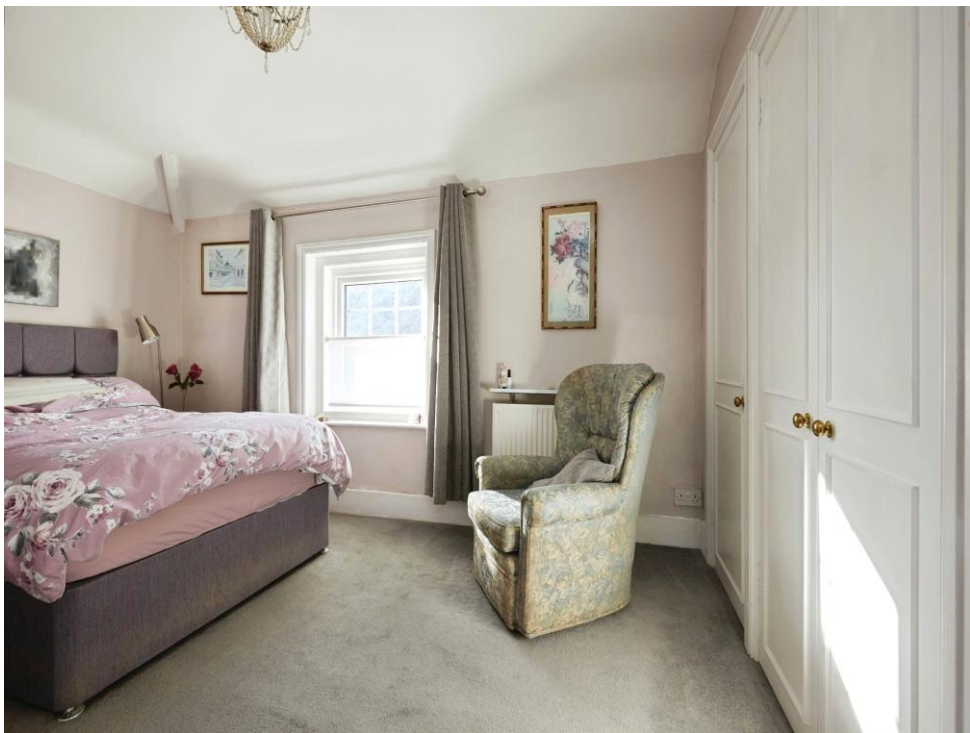
Off street parking to side of the property for up to three vehicles.

## Agents Note

Total floor area 147 sq.m (1,591 sq.ft) approx.







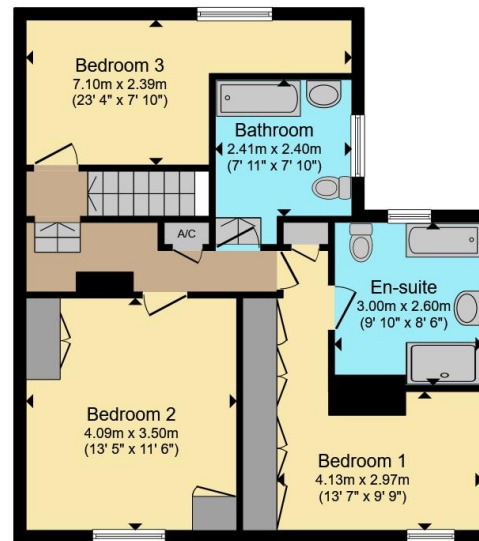




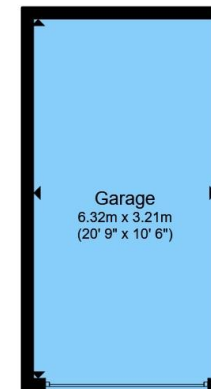




**Ground Floor**



**First Floor**



**Garage**

Total floor area 147.8 m<sup>2</sup> (1,591 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)

**Connells**

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34 High Street  
 SHAFTESBURY SP7 8JG

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SFT306217](http://connells.co.uk/Property/SFT306217)**



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Property Ref: SFT306217 - 0011