



Connells

Salisbury Street
BLANDFORD FORUM



Property Description

Salisbury Street sits within the distinguished Georgian centre of Blandford Forum, one of the most complete surviving History: Georgian market towns in England. Its elegant architectural character emerged after the Great Fire of 1731, which led to a major rebuilding programme in the post fire reconstruction and are now Grade II listed. A key example is 19 Salisbury Street, a handsome Georgian property built shortly after 1731, featuring a red brick facade, mansard roof and splayed bay windows. It forms part of an important group of listed buildings that define the street's cohesive Georgian character.

During the Victorian period, Salisbury Street remained a lively commercial area lined with small shops and workshops. Today, the street sits within a Conservation Area, prized for its intact Georgian architecture and proximity to Blandford's key heritage landmarks.

Accommodation:

The first floor apartment benefits from generous room sizes and attractive period features. A bright living room with a bay style window allows excellent natural light, adjacent is the principal bedroom similar space and light. A very large second bedroom provides flexibility for guests, family, or a home office. The modern kitchen includes integrated appliances and space for white goods, complemented by a well appointed bathroom. Externally, the property includes one allocated parking space plus an additional rented permit, offering valuable convenience in this central location.

Entrance Hall

External Entrance stairs to the first floor. Door leading to entrance hall with access and doors to all rooms. Consumer unit with fuse box, Radiator.

Lounge

14' 7" x 14' (4.45m x 4.27m)
Huge bright room with period splay bay window to front and overlooking Salisbury Street. Fireplace with Georgian surround. Double Radiator.

Kitchen

12' 9" x 7' 9" (3.89m x 2.36m)
Range of attractive and modern painted shaker style units with wood effect counter tops and subway tiling to the splash backs. Range of wall and base units, with integrated electric oven, electric hob, and extractor hood over, Integrated fridge freezer, Single bowl sink with drainer and mixer taps. Further utility spaces for washing machine and dishwasher. Double glazed window to the rear. Oak wood effect flooring.

Bedroom 1

14' 7" x 13' 8" (4.45m x 4.17m)
Huge bright room with period splay bay window to front and overlooking Salisbury Street. Three integrated double wardrobes. Double radiator.

Bedroom 2

13' 1" x 12' 2" (3.99m x 3.71m)

Another huge bright bedroom with window to rear overlooking the car parking area and Shorts Road beyond. Double radiator.

Bathroom

8' 3" x 5' 9" (2.51m x 1.75m)

Double Glazed window to rear. Part tiled walls with fully tiled bath and shower area. Modern white suite with Close coupled WC, Wall hung vanity wash hand basin with mixer taps. Panelled Bath with mixer taps and separate thermostatically controlled shower unit. Attractive flooring. Saver point.

Outside

The apartment is approached via the rear access point from Shorts Road. There are two parking spaces, one allocated via the lease of the property and the other via a renewable via a reasonably expensed permit payable to the local council. If you did not need the extra space, you would not need to continue to have the permit. The entrance is via the rear of the property via an enclosed staircase to the first floor and entrance door.



FIRST FLOOR



To view this property please contact Connells on

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20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating: C

Council Tax
Band: B

Service Charge:
2400.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/BLF306512](https://www.connells.co.uk/Property/BLF306512)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1989. Should you require 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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