



**CHAFFERS**  
ESTATE AGENTS



## Jeanneau Close

Shaftesbury, SP7 8PQ

A well presented mid terrace two bedroom property with garden, driveway parking and garage located in a highly popular cul-de-sac situated a short distance from local shops, school and town centre. Offered to the market with no onward chain.

**Offers In The Region Of £205,000 Freehold**

Council Tax Band: B

# Jeanneau Close

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### DESCRIPTION

Located in a very popular cul-de-sac and garage.

convenient for town amenities, this modern terraced house built in brick under a tiled roof with the added bonus of a garage and off road parking. The accommodation is set out over two floors and comprises: canopy porch with double glazed door leading into the hallway with an opening into the kitchen, door to the living room which has access to the enclosed rear garden and stairs to the first floor. Upstairs there is a central landing with doors leading to the 2 bedrooms and shower room.

The house benefits from gas central heating and double glazing. It is offered for sale with no onward chain and would equally suit first time/investment buyers.

Outside there are low maintenance gardens to the front and rear. At the end of the terrace there is a tarmac

drive/parking area in front of a single

### SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

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.

Energy Performance Certificate: Rated: C

### ADDITIONAL INFORMATION



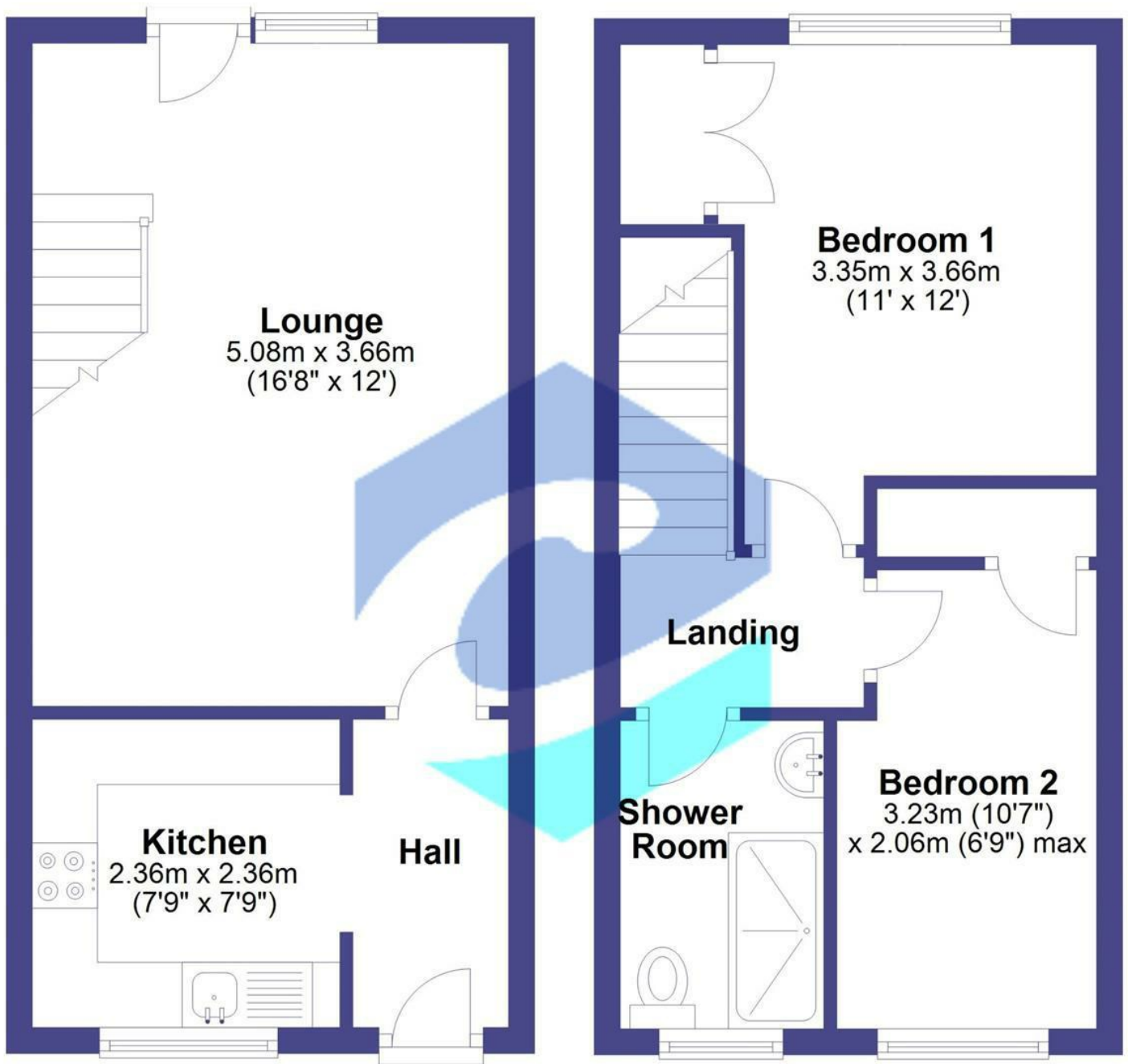
### Directions

From our Shaftesbury Office proceed down the High Street, turn left by the Post Office onto Coppice Street, at the end of the road turn left onto Christy's Lane then at the Tesco roundabout turn right into Pound Lane, turn first left into King Alfred's Way; Jeanneau Close is then the first turning on the left.





Floor Plan: Not to scale ~ For identification purposes only.



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) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>73</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |