

for sale

£249,000



Wild Iris Avenue Shaftesbury SP7 8UB

A well-presented two-bedroom mid-terrace home with kitchen, cloakroom and spacious lounge/diner opening to the rear garden via French doors. Two good-sized bedrooms, en-suite to the main bedroom, timber garden office and parking to the front.



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Kitchen

Double glazed window to the front, fitted kitchen with wall and base units, electric oven and gas hob, extractor fan, sink and drainer and the gas central heating boiler.

Cloakroom

WC, wash hand basin, radiator and shelving.

Lounge

Double glazed french doors to the rear, large understairs cupboard and a radiator.



Landing

Airing cupboard.

Bedroom One

Double glazed window to the rear and a radiator.

Ensuite

Double glazed window to the rear, walk in shower, WC and a wash hand basin.

Bedroom Two

Double glazed window to the front, over stairs cupboard and a radiator.

Bathroom

Double glazed window to the front, bath with a shower over, WC and a wash hand basin.

Rear Garden

Patio seating area with the remainder laid to lawn with outside lighting and a side access gate.

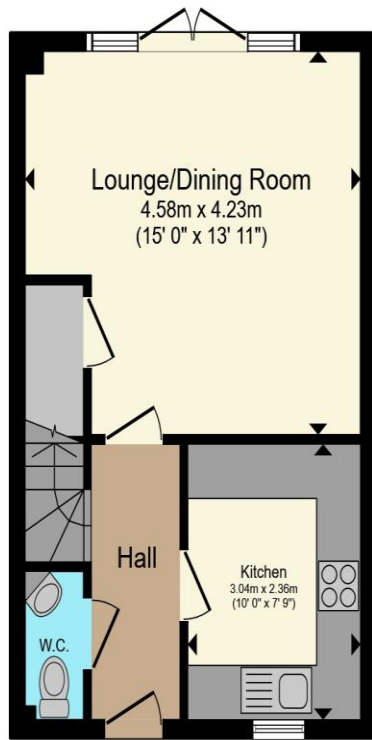
Timber Outbuilding

Outside timber building used as an office space with electric.

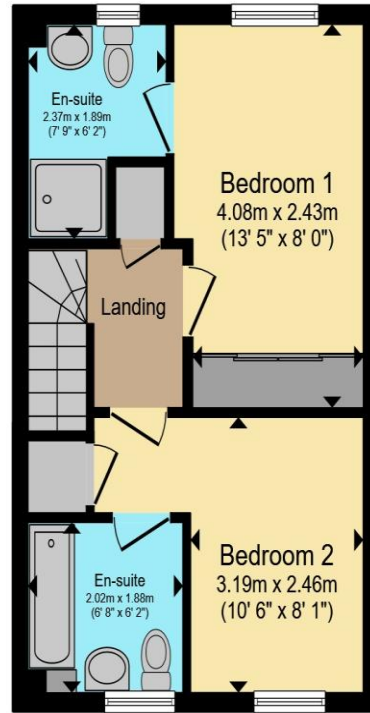
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 67.5 m² (726 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

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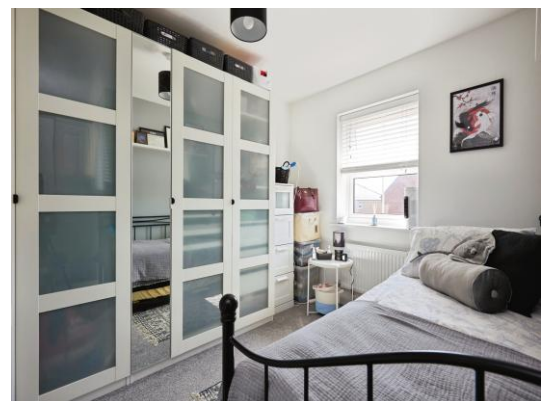
34 High Street
 SHAFTESBURY SP7 8JG

Property Ref: SFT306449 - 0007

Tenure: Freehold EPC Rating: B

Council Tax Band: C

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