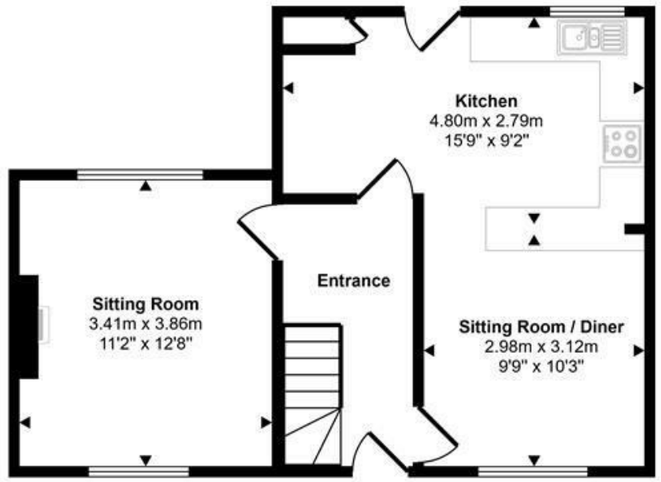
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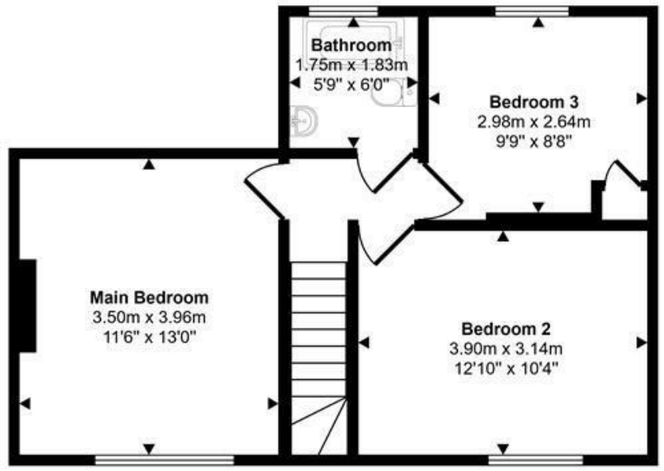
selling and letting properties



Approx Gross Internal Area
87 sq m / 935 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Old Boundary Road
Shaftesbury

Guide Price
£240,000

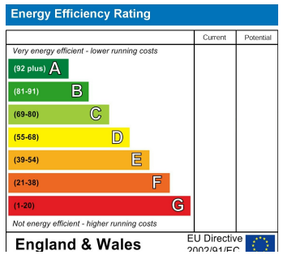
A well proportioned three-bedroom semi-detached cottage with a large, enclosed rear garden, an open plan kitchen dining room and a dual aspect sitting room. Set within walking distance of Shaftesbury town centre and local primary and secondary schools, this much-loved home provides spacious accommodation with excellent scope for a new owner to update, extend and personalise to their own style, subject to the necessary consents.

Owned by the current sellers for around thirty years, the property has been a cherished family home. The front door leadings to an entrance hall, a dual aspect sitting room with feature fireplace, and an open plan kitchen dining room of over 15ft with a breakfast bar, creating a sociable heart to the home. Upstairs there are two really good sized double bedrooms, a generous single bedroom and the family bathroom. The property benefits from uPVC double glazing and gas central heating via a combi boiler. Outside, the rear garden is a real highlight. It is fully enclosed with gated side access and framed by mature trees and shrubs, providing a private space for relaxing, gardening and family life. The front garden offers potential to create off-road parking, subject to the necessary consents.

Old Boundary Road enjoys a convenient position within Shaftesbury, within walking distance of the town centre and its range of amenities, as well as local schools. Nearby Gillingham benefits from a mainline railway station with services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and those needing wider transport links.

Restways
High Street
Gillingham
Dorset
SP8 4AA

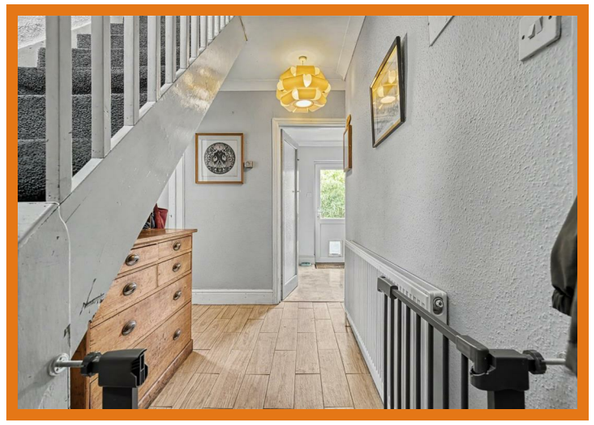
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The Property

Inside
Ground Floor
The property is approached from the front via a pathway through the front garden. The front door opens into the entrance hall, with stairs rising to the first floor and doors leading off to the sitting room and kitchen dining room. The sitting room has a double aspect, with uPVC double glazed windows to the front and rear, and is carpeted, with a feature fireplace that has been boarded. The kitchen enjoys a view over the rear garden and is fitted with a range of wooden floor and eye level units, with a stainless steel sink set beneath the window. There is space for an oven with an extractor hood over, along with space and plumbing for further white goods, and a cupboard housing the combi boiler. The kitchen has laminate flooring and a uPVC door leading out to the rear garden. A breakfast bar opens through to the dining area, which has a wooden floor, a window to the front and space for a dining table, with a door leading back through to the entrance hall.

First Floor
Stairs rise to the landing with doors leading off to all three bedrooms and the bathroom. The main bedroom and bedroom two are both really good sized double rooms with windows to the front of the property. Bedroom three is a generous single room with a window to the rear and a built-in cupboard. The bathroom is positioned to the rear of the property and is fitted with a bath with mixer tap, a wash hand basin and a WC.

Outside
Gardens
The front garden is laid to lawn, with a pathway leading to the front door. A gate to the side of the house opens to the rear garden, which is a good size and fully enclosed by fencing. It is laid mainly to lawn and bordered by mature trees and shrubs, providing a private and peaceful outdoor space. Truly a lovely garden for relaxing and family life.

Parking
There is currently no off-road parking. However, the front garden offers potential to create parking, subject to the necessary consents.

Useful Information
Energy Efficiency Rating [TBC]
Council Tax Band C
uPVC Double Glazed Windows
Mains Gas Central Heating via Combi Boiler
Mains Water and Drainage
Freehold
Vendors will need to find onward purchase

Location and Directions
Shaftesbury is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. Nearby Gillingham benefits from a mainline railway station, providing direct services to London Waterloo, making the area an excellent choice for commuters. Well positioned for road links, Shaftesbury offers easy access to the A30 and A350, as well as nearby towns such as Gillingham, Sherborne and Salisbury. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode – SP7 8ND

What3words – ///healthier.random.shredding

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.