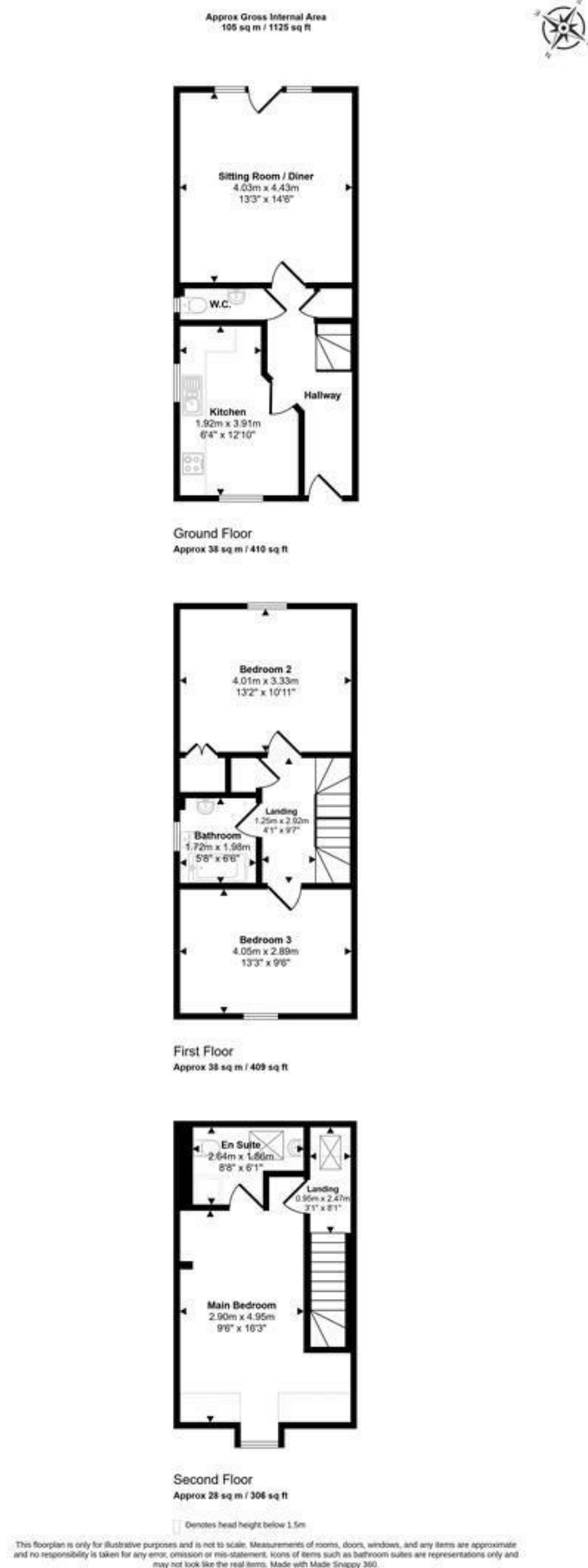


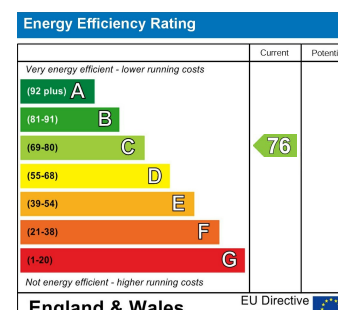
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Rivers Arms Close
Sturminster Newton

Guide Price
£265,000

A well positioned three-bedroom end-of-terrace townhouse, offering versatile accommodation arranged over three floors, an enclosed south-east facing garden, allocated parking and the added benefit of no onward chain.

The property enjoys a fantastic position on the outskirts of Sturminster Newton town centre, with everyday amenities right on the doorstep. Both the Co-op and Harts of Sturminster are within easy walking distance, together with the town's shops, cafés and other facilities.

The accommodation is well proportioned throughout, with a bright dual-aspect kitchen, a sitting/dining room opening directly onto the garden, two bedrooms and family bathroom on the first floor and a particularly generous main bedroom with en-suite occupying the second floor. The property also benefits from gas fired central heating, double glazing and one allocated parking space, with additional visitors' parking available.

A great opportunity for anyone looking for a conveniently located home within easy reach of the town centre, whether as a first purchase, family home or investment.

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The Property

Inside

Ground Floor

The front door opens into the entrance hall, with wood-effect laminate flooring continuing through much of the ground floor and stairs rising to the first floor.

To the left is the spacious kitchen, which enjoys a bright dual aspect with two windows. It is fitted with a range of glossy floor and eye level cupboards complemented by wood-effect work surfaces. There is an integrated electric oven with gas hob and extractor hood over, together with space for a fridge/freezer and washing machine. The gas fired boiler is also located within the kitchen. There is a useful downstairs cloakroom fitted with a WC and wash hand basin, with a window providing natural light. To the rear of the property is the sitting/dining room, a lovely sociable space with French doors opening directly onto the garden.

First Floor

Carpeted stairs rise to the first-floor landing, where there are two bedrooms and the family bathroom. Bedroom two is a good-sized double bedroom and benefits from a wardrobe, while bedroom three is also a comfortable double-sized room. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, with the benefit of a window.

Second Floor

A further flight of stairs rises to a small landing with a useful storage cupboard and leads into the main bedroom. The main bedroom occupies the second floor and is a particularly generous room, with a slightly vaulted ceiling and Velux windows creating plenty of natural light and character. It also benefits from its own en-suite shower room, fitted with a shower, wash hand basin and WC.

Outside

Garden

The rear garden is fully enclosed and enjoys a south-east facing aspect, making it a lovely sunny spot. It is paved for ease of maintenance, with space for pots and planting, and there is also a garden shed. A gate at the end of the garden provides access through to the parking area at the rear.

Parking

To the rear of the property there is one allocated parking space, together with additional visitors' parking. The parking area is conveniently accessed directly from the rear garden.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Freehold
Gas Fired Central Heating
Mains Drainage
Double Glazing Throughout
No Onward Chain

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode - DT10 1DL

What3Words - shapeless.purely.rebounder

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