

for sale

offers in excess of **£220,000**



Marabout Road Shaftesbury SP7 8GL

No onward chain. A well-presented two-bedroom semi-detached house with off-road parking for three vehicles, downstairs WC, enclosed rear garden, and a workshop/shed with power.



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Entrance Hall

Door to the front, wooden floor and a radiator.

Kitchen

Front facing double glazed window, fitted kitchen with wall and base units, stainless steel sink and drainer, electric oven and gas hob, extractor fan, plumbing for a washing machine, space for a fridge/freezer and lino flooring.

Cloakroom

WC, wash hand basin and a radiator.



Lounge

Rear facing double glazed window, door in to the lean to and a radiator.

Lean To

Wooden lean to with electric.

Bedroom One

Double glazed windows to the front and side, double wardrobe and a radiator.

Bedroom Two

Double glazed window to the rear, access to the loft and a radiator.

Bathroom

Double glazed frosted window to the rear, bath with a shower over, WC, wash hand basin and the airing cupboard housing the boiler.

Rear Garden

Patio seating area with the remainder laid to lawn with two sheds.

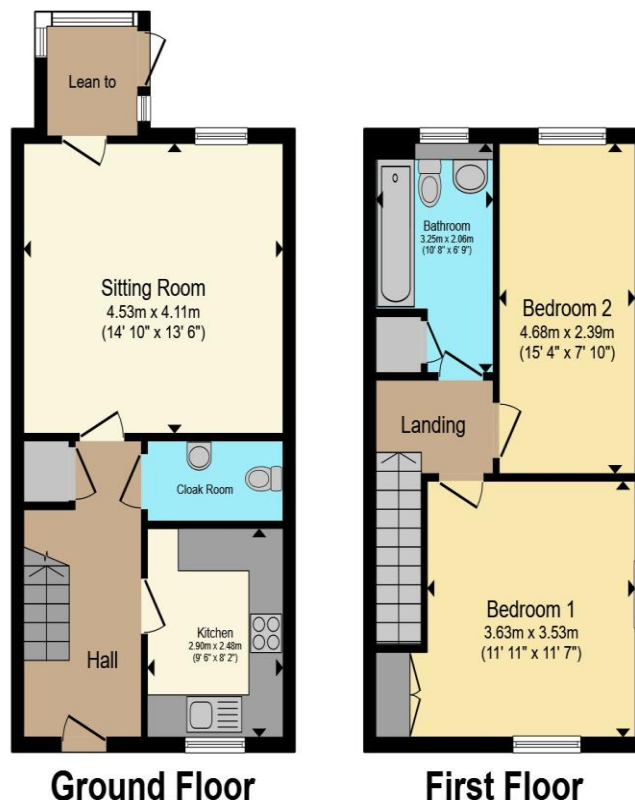
Agents Note

Currently shared ownership, but 100% is being sold making the property Freehold.

Aml Agents Note

Please note that the AML fee covers 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





Total floor area 79.2 m² (852 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



To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

Property Ref: SFT306426 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SFT306426

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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