



**Connells**

Indus Road  
Shaftesbury



### Property Description

Connells are pleased to offer to the market this five bedroom semi-detached family home set over three floors with lounge, kitchen/diner, conservatory and cloakroom on the ground floor. Ensuite to the main bedroom, four further bedrooms and family bathroom.

### Entrance Hall

Wood flooring, storage cupboard and a radiator.

### Cloakroom

WC, wash hand basin and a radiator.

### Lounge

Front and side facing double glazed windows, television aerial socket and a radiator.

### Kitchen

Front facing double glazed window, doors to the conservatory, fitted kitchen with wall and base units, black composite sink, integrated oven and hob, tiled flooring and a radiator.

### Conservatory

Tiled flooring.

### Landing

Airing cupboard and a radiator.

### Bedroom One

Double glazed window to the side and a radiator.

### Ensuite

Double glazed frosted window to the front, shower cubicle, WC, wash hand basin and a radiator.



## **Bedroom Four**

Double glazed window to the front and a radiator.

## **Bedroom Five**

Double glazed window to the side and a radiator.

## **Bathroom**

Bath, WC and a wash hand basin.

## **Bedroom Two**

Double glazed window to the side, wardrobe and a radiator.

## **Bedroom Three**

Double glazed window to the side and a radiator.

## **Upstairs Cloakroom**

WC, wash hand basin and a radiator.

## **Parking**

Garage in a block, there is planning permission for a driveway at the property.

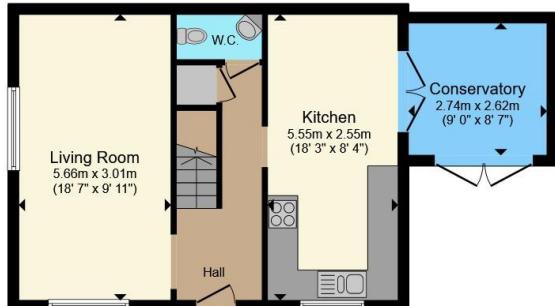
## **Front Garage**

Enclosed by a fence with path to the front door and lawn to either side.

## **Rear Garden**

Double glazed french doors from the conservatory on to the enclosed rear garden.

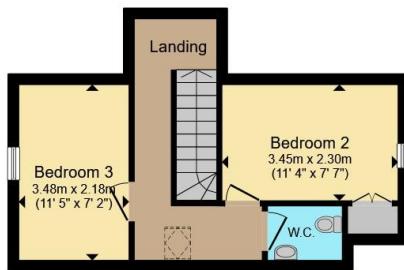




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 120.1 m<sup>2</sup> (1,293 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
 SHAFTESBURY SP7 8JG

EPC Rating: B      Council Tax  
 Band: D

view this property online [connells.co.uk/Property/SFT304905](http://connells.co.uk/Property/SFT304905)



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: SFT304905 - 0004