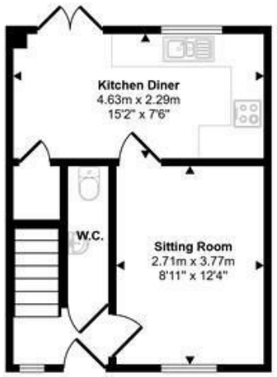
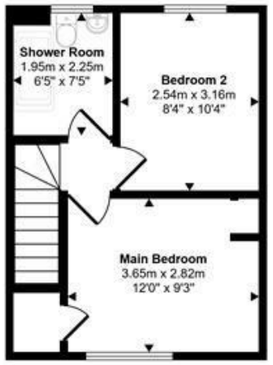
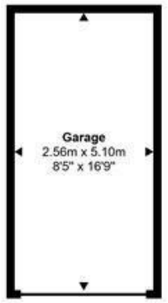
Approx Gross Internal Area
70 sq m / 755 sq ft




Ground Floor
Approx 28 sq m / 305 sq ft




First Floor
Approx 29 sq m / 310 sq ft




Garage
Approx 13 sq m / 140 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.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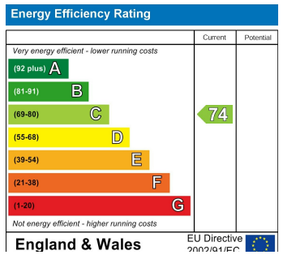


# Morton • New

selling and letting properties

Chivrick Close
Sturminster Newton

Guide Price
£240,000

A well presented two bedroom mid terrace house situated in the market town of Sturminster Newton, within easy reach of a good range of everyday amenities and the surrounding countryside, including some wonderful riverside walks.

Arranged over two floors, the property offers a wonderfully bright kitchen diner with double doors leading directly out to the garden, perfect for entertaining or simply enjoying the outside space. A comfortable sitting room provides further living space, together with a downstairs WC on the ground floor. On the first floor there are two double bedrooms, the main benefitting from built-in wardrobe storage, together with a family shower room. With its convenient location and practical layout, the property offers a wonderful opportunity for a wide range of buyers.

Outside, the rear garden enjoys an easterly aspect and is enclosed with a good degree of privacy. There is a garage and a parking space directly in front.

**The Property**

**Inside**
Ground Floor
The front door opens into the entrance hall, with stairs rising to the first floor and a door leading through to the sitting room, a comfortable and well proportioned space. To the rear of the property, the kitchen diner is fitted with a range of shaker-style floor and eye-level cupboards, wood effect laminate worksurfaces, a built-in oven and hob and space for further appliances, with double doors leading directly out to the rear garden. A downstairs WC completes the accommodation on this level.

First Floor
Stairs rise to the landing with doors leading off to both bedrooms and the shower room. The main bedroom is a good sized double benefitting from built-in wardrobe storage, while bedroom two is also a well proportioned double. The shower room serves both bedrooms.

**Outside**
Garden
The rear garden enjoys an easterly aspect and is enclosed with a good degree of privacy. Mainly laid to lawn, there is a patio area and some attractive planting, together with a garden shed to the rear.

Parking
A garage is accessed to the side of the properties, with a parking space directly in front.

**Useful Information**

Energy Efficiency Rating C
Council Tax Band C
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors Suited

**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 1QJ

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.