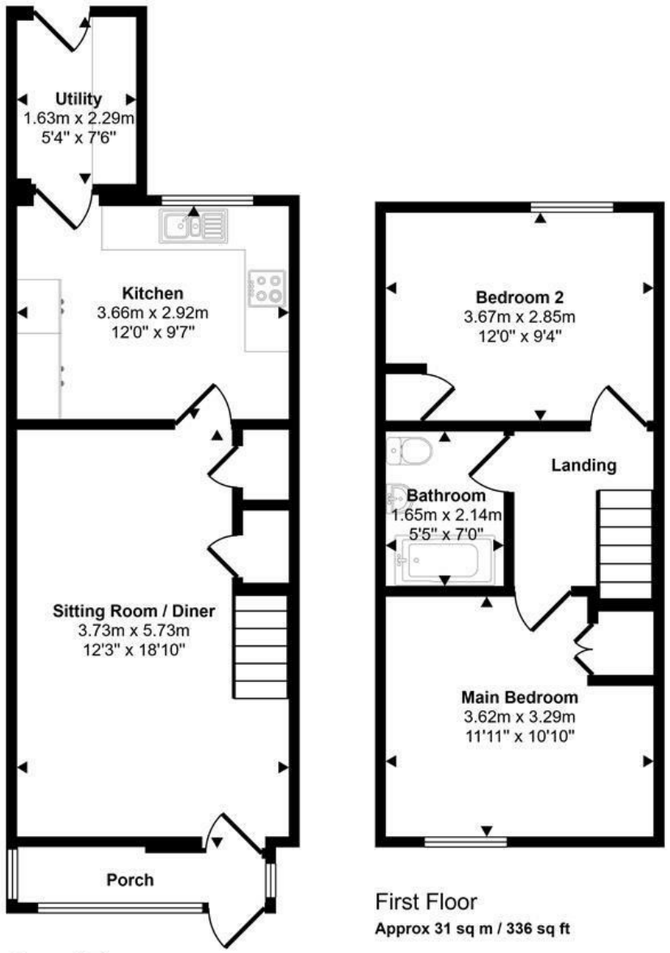
Approx Gross Internal Area
69 sq m / 743 sq ft



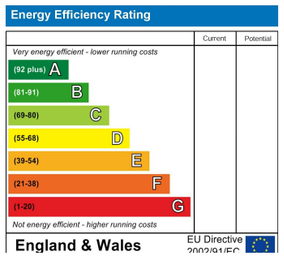
Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 31 sq m / 336 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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Morton • New

selling and letting properties

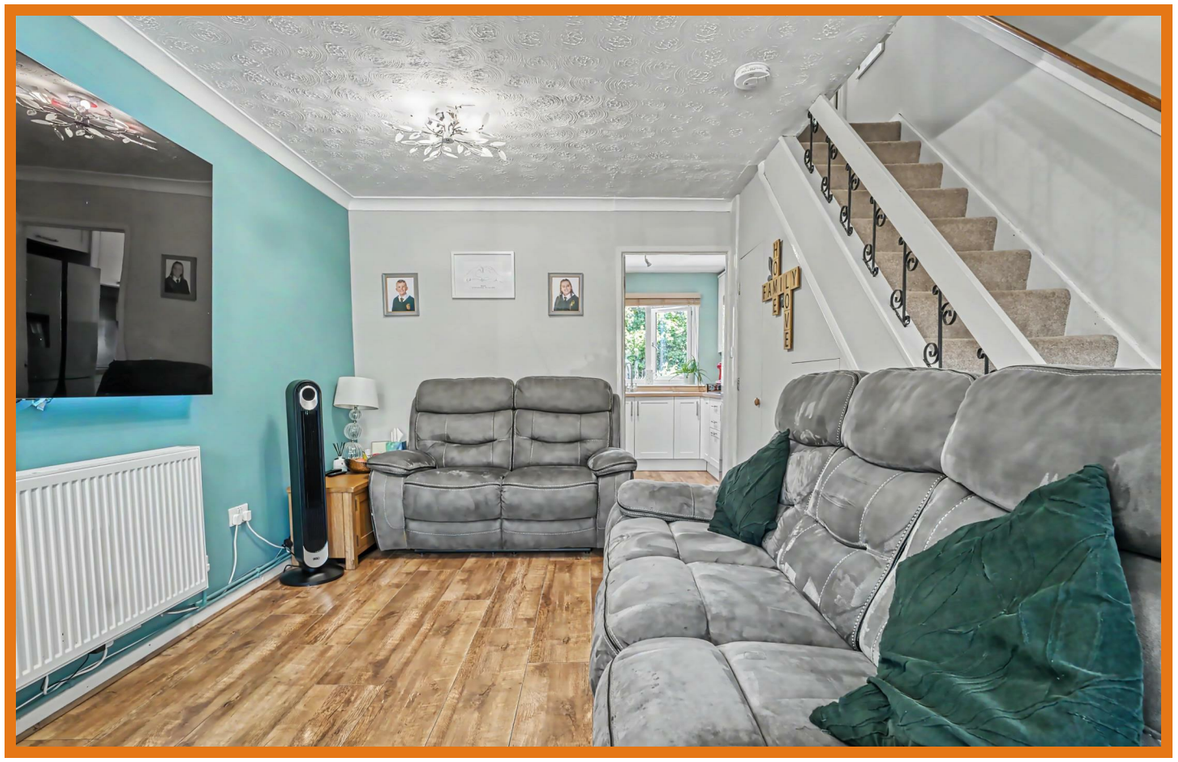
Hawthorn Close
Shaftesbury

Guide Price
£199,950

A well presented two bedroom terraced house situated in a quiet no through cul de sac in Shaftesbury, within walking distance of the town centre, a popular primary school and a children's play park.

Having been a much loved home for the past five years, the property has been thoughtfully improved throughout the current ownership, benefitting from a brand new Howdens kitchen, replacement windows and a new electric board, all fitted in recent years. On the ground floor there is a porch, a generous sitting room/diner with plenty of space for both relaxing and dining, a well appointed kitchen and a useful utility room. On the first floor there are two well proportioned bedrooms and a family bathroom. An early viewing is recommended to fully appreciate everything this lovely home has to offer.

Outside, there is a rear garden enjoying an easterly aspect, enclosed and private with a lawn and patio, together with two garden sheds and a lawned front garden. There is an allocated parking space and further on street parking available to the front.



The Property

Inside
Ground Floor
A porch leads into the sitting room/diner, a generous and well proportioned space with stairs rising to the first floor and plenty of room for both relaxing and dining. The kitchen was newly installed in 2022 and is modern and well appointed, fitted with a range of shaker style floor and eye-level cupboards with laminate worksurfaces and a built-in hob and cooker. A replacement window was fitted in 2024, overlooking the rear garden and ensuring the room is bright and well presented. A door leads through to the utility room, a practical and useful additional space with a door leading out to the rear garden.

First Floor
The landing gives access to both bedrooms and the family bathroom. Both bedrooms are well proportioned doubles, each benefitting from built-in storage cupboards, with the main bedroom being a particularly good size. The family bathroom serves both bedrooms.

Outside
Garden
Fully enclosed and enjoying an easterly aspect, the rear garden offers a good degree of privacy. A patio extends from the rear of the property, providing an ideal space for outdoor dining, with a pathway leading to a lawned area beyond. The garden also benefits from two garden sheds and an outside tap. To the front of the house there is a further lawned garden, adding to the kerb appeal of the property.

Parking
One allocated parking spaces are available, with further on street parking to the front of the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Shaftesbury is a historic North Dorset town renowned for its iconic Gold Hill and far-reaching views across the Blackmore Vale. The town offers a range of independent shops, cafés, schools, and leisure facilities, creating a vibrant yet traditional community. Surrounded by attractive countryside and scenic walking routes, it provides an appealing balance of rural charm and everyday convenience, with further amenities available in nearby Gillingham and Blandford Forum, with Gillingham also benefiting from a mainline railway station with direct services to London Waterloo.

Postcode SP7 8RE

What3words ///partly.dribble.zoomed

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.