





Pound Lane, Shaftesbury, Dorset, SP7 8RZ

What 3 Words: //misfits.exit.plod



Key Features

- No Forward Chain
- Two Well-Proportioned Bedrooms
- Modern Kitchen & Bathroom Suites
- Enclosed Rear Garden
- Allocated Parking

Tenure: Freehold | EPC Rating: D | Council Tax Band: |

Services: All mains services are connected.

Location

Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others.

Inside the Home

With accommodation traditionally split over two storeys, the house comprises a modern kitchen with an array of storage units, work surfaces and a built-in cooker/hob as well as space for further free-standing appliances, all set against Metro tiled backsplash.

The sitting dining room is located towards the rear of the property overlooking the garden with French Doors giving access to the patio. Upstairs boasts two well-proportioned bedrooms both further benefitting from built-in wardrobes. Completing the accommodation is a modern, tiled bathroom suite.

Outside Space

Front: Allocated parking.

Rear: A low-maintenance garden initially formed of patio before then leading to a lawn and additional free-standing storage shed.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106

High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

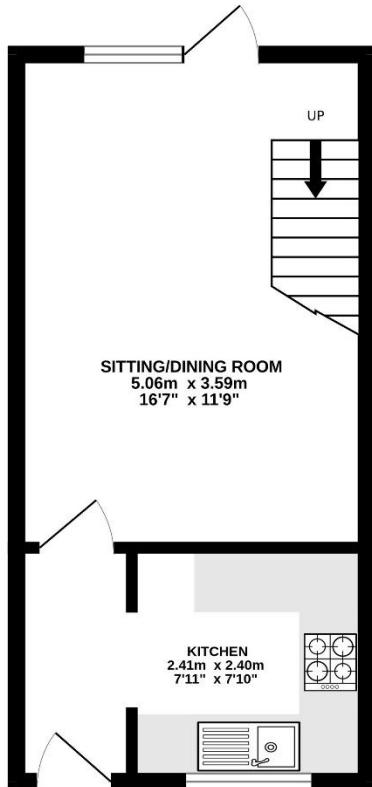
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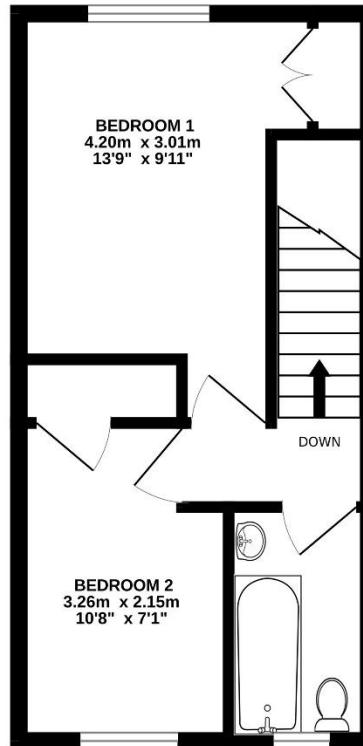




GROUND FLOOR
26.8 sq.m. (288 sq.ft.) approx.



1ST FLOOR
26.8 sq.m. (288 sq.ft.) approx.



TOTAL FLOOR AREA : 53.6 sq.m. (577 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for identification purposes only and may not be used in such a way by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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