



8 Signals Avenue, Blandford Forum, Dorset, DT11 7XR



A modern two bedroom mid-terraced house located on the edge of the town. The property benefits from a downstairs cloakroom, allocated parking, garage and NO FORWARD CHAIN.

The living/dining room has a UPVC part obscure glazed door, window to front aspect, stairs to first floor with cupboard under, TV point, and telephone point, 2 radiators, wall mounted electric consumer unit, smoke alarm, wall mounted thermostat, door to rear garden

Kitchen has a range of base and wall units providing cupboards and drawer storage, curved work-surfaces with tiled splashbacks, one and a half bowl inset sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, free-standing cooker with 4 ring gas hob, tiled flooring, extractor fan, wall mounted gas boiler serving hot water and central heating.

White suite comprising low level WC, pedestal wash hand basin with tiled splash-backs, obscure window to rear aspect, tiled flooring, radiator

Bedroom 1 has a wardrobe recess, two windows to front aspect, access to loft space, over-stairs cupboard, further cupboard housing hot water cylinder. With bedroom two also being a good size

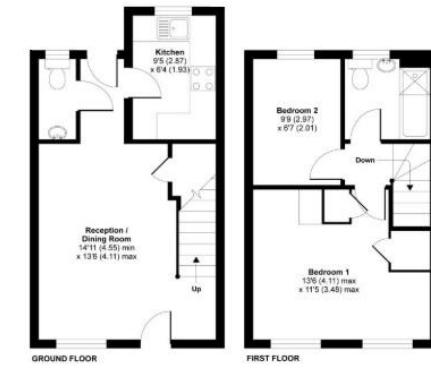
The bathroom is a white suite comprising panelled bath with mixer tap/shower attachment, low level WC, wash hand basin, shaver point, ladder style radiator, tiled splash-backs, obscure window to rear aspect, extractor fan, vinyl flooring.

## Outside

The front garden is enclosed by a small wooden fencing and laid to slate shingle with path leading to front door, outside light. The rear garden is low maintenance, with a timber constructed seating area surrounded by stone, with a rear gate giving access to the allocated parking space and garage.

£235,000 Freehold

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**Viewing Arrangements** - Strictly by appointment with Forum Sales & Lettings

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