

for sale

£170,000



## Butts Knapp Shaftesbury SP7 8NW

Grade II listed cottage within easy walking distance of the town centre, offering a cosy lounge, kitchen, sun room and ground floor shower room, with two characterful bedrooms upstairs. Newly thatched.



# Butts Knapp Shaftesbury SP7 8NW

## Lounge

Front door, two single glazed windows to the front, stable door, stone fireplace with wood burning stove and an understairs cupboard.

## Kitchen

Single glazed window to the rear, Velux window, fitted kitchen with sink and drainer, electric oven and gas hob and space for a fridge/freezer.

## Sun Room

Stable door and window to the rear and vinyl flooring.



## Bedroom One

Single glazed windows to the front and rear.

## Bedroom Two

Single glazed window to the front.

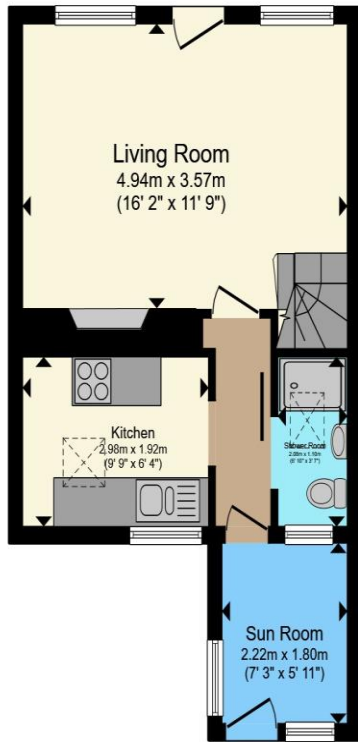
## Shower Room

Walk in shower, WC, wash hand basin, vinyl flooring and a radiator.

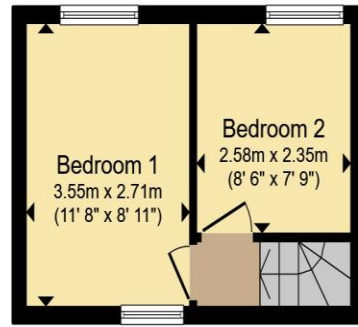
## Rear Garden

Courtyard garden to the rear with a small shed and access to the on street parking to the rear.





**Ground Floor**



**First Floor**

Total floor area 52.3 m<sup>2</sup> (563 sq.ft.) approx

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 SHAFTESBURY SP7 8JG

Property Ref: SFT306175 - 0007

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: C

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