



CHAFFERS
ESTATE AGENTS



Fairlane

Shaftesbury, SP7 8RT

A detached four bedroom family home in need of some modernisation offering driveway parking and private south facing rear garden located a short walking distance from schools and the town centre. **EARLY VIEWING HIGHLY RECOMMENDED!**

£350,000 Freehold

Council Tax Band: E

Fairlane

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DESCRIPTION

Located in a highly sought after residential road convenient for schools, town centre and local amenities being approached over a paved driveway is this adaptable four bedroom detached family home in need of some modernisation.

The entrance door leads into a hallway with access to the downstairs WC, living room, dining room, kitchen and utility room. The cloakroom has a matching white suite comprising of a low level WC and wash hand basin. The lounge/diner has a window to rear aspect and patio doors leading into the conservatory. The kitchen overlooks the front and has wall and base units, inbuilt oven, gas hob and a door leading to the utility area. The utility has a sink and plumbing for a washing machine as well as useful storage units, space for a fridge/freezer, tiled flooring and access to the front and rear garden.

Upstairs there are three double bedrooms plus a fourth single bedroom all with UPVC double glazed windows,

radiators and power points, family bathroom with obscure UPVC glazed window, sink, low level WC, heated towel rail and walk in shower.

The enclosed south facing rear garden is mostly laid to lawn with a patio seating area and side access to the front.

SITUATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles,

and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated:

C



Directions

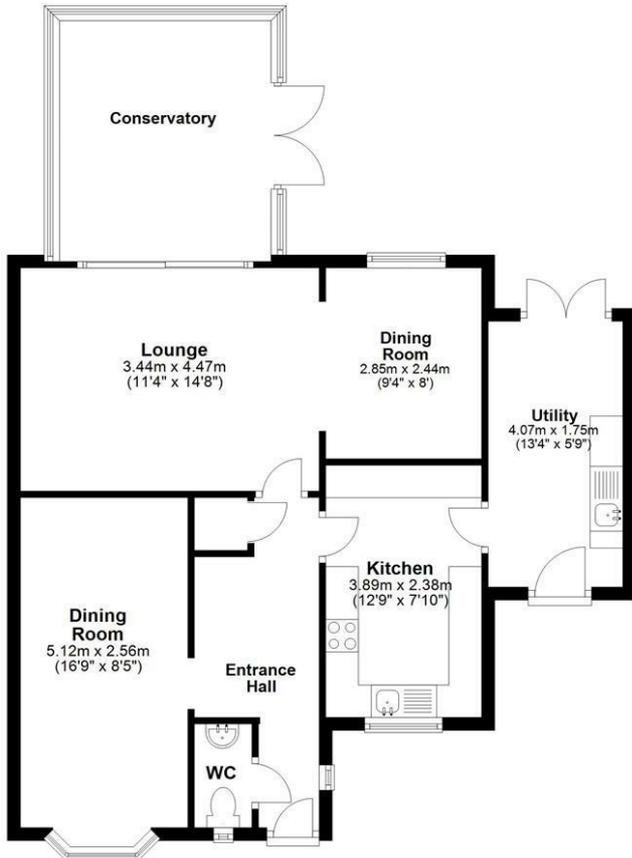
From our Shaftesbury Office proceed down the High Street bearing right onto Salisbury Street. At the Royal Chase roundabout take the first exit off onto Christy's Lane, turn first right into Linden Park bear immediately left onto Mampitts Road; Fairlane is then the first turning left where the property will be found on the left hand side toward the top of the street.



Floor Plan: Not to scale ~ For identification purposes only.

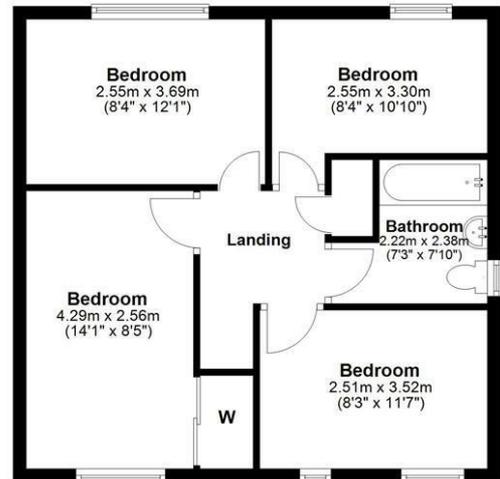
Ground Floor

Approx. 76.7 sq. metres (826.1 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



Total area: approx. 125.2 sq. metres (1347.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such 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
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	