

for sale

£210,000



Lenthay Road Sherborne DT9 6AA

A fully renovated one-bedroom character cottage in the sought-after town of Sherborne, just a short walk from the town centre. Offering a lounge and kitchen on the ground floor, with bedroom and shower room upstairs, a low-maintenance rear garden, and no onward chain.



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Lounge

UPVC double glazed door to the front, two double glazed windows to the front, open fireplace, stairs to the first floor and a radiator.

Kitchen

Two double glazed windows to the rear, UPVC double glazed door to the rear, fitted kitchen with wall and base units, work surfaces, integrated fridge/freezer, integrated electric oven and gas hob, sink and drainer, plumbing for a washing machine and an upright radiator.

Landing

Double glazed window to the rear, storage area, wall mounted gas central heating boiler and access to the loft.



Bedroom

Two double glazed windows to the front, built in wardrobes and two upright radiators.

Shower Room

Double glazed window to the rear, shower cubicle, WC, wash hand basin with a vanity unit under, extractor fan and a radiator.

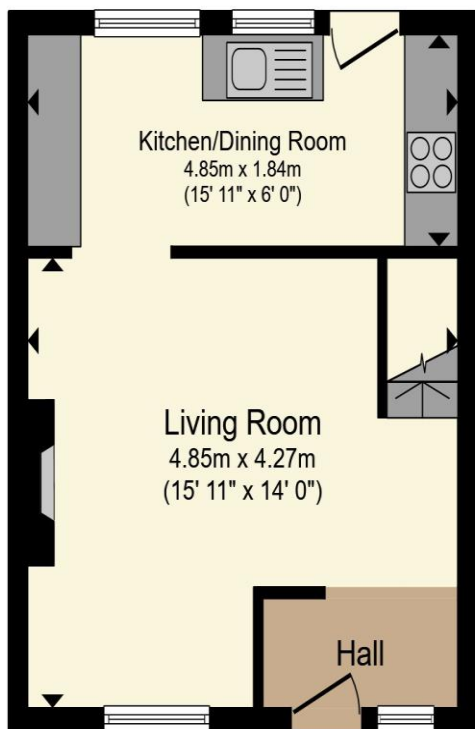
Rear Garden

A low maintenance garden to the rear with a hard standing, flower beds, paved area with steps up to stone paving.

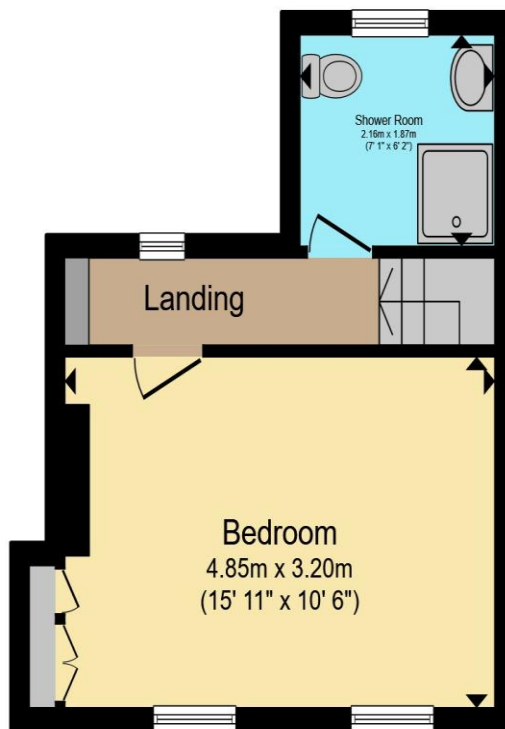
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 54.6 m² (588 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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92 Cheap Street
 SHERBORNE DT9 3BJ

Property Ref: SHR306662 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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