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for sale

£285,000



Beaufoy Close Shaftesbury SP7 8PT

A well-presented three-bedroom semi-detached home in Shaftesbury, featuring a lounge, kitchen/diner with garden access, family bathroom, driveway parking, garage, and a rear garden with a versatile studio/sun room.



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Lounge

Double glazed window to the front, door to the kitchen/diner and a radiator.

Kitchen/Diner

Double glazed window and french doors to the garden, fitted kitchen with wall and base units, electric oven and gas hob, plumbing and space for a washing machine and dishwasher, stainless steel sink and drainer, space for a fridge/freezer, gas central heating boiler, micro cemented worktops, under stairs cupboard and a hatch giving access to the upstairs bathroom plumbing.

Landing

Airing cupboard.







Bedroom One

Double glazed window to the front, built in wardrobe with over head storage and a radiator.

Bedroom Two

Double glazed window to the rear and a radiator.

Bedroom Three

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the rear, bath with a shower over, WC, wash hand basin with a vanity unit and a heated towel rail.

Parking

Driveway parking to the front for two cars.

Garage

Up and over garage door and a door to the garden.

Rear Garden

To the rear there is a patio seating area off the kitchen with paths to the studio/sun room and another patio seating area to the rear of the garden, the remainder is laid to lawn.

Studio/Sunroom

In the garden is a studio/sun room with electricity and power, UPVC door and double glazed window to the side.

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.





Total floor area 84.3 m² (907 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





To view this property please contact Connells on

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SHAFTESBURY SP7 8JG

Property Ref: SFT305954 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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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