





Property Description

Situated in the heart of the historic Georgian market town of Blandford Forum, this unique property occupies a prominent position on East Street, one of the town's most attractive and established thoroughfares.

Blandford Forum is renowned for its elegant Georgian architecture, independent shops, cafés, restaurants, and picturesque riverside walks along the River Stour. East Street has long been a key part of the town's thriving community and historic character.

The building was formerly a retail shop with owners accommodation over, this apartment is on the 2nd and 3rd floors, and presents an exciting opportunity for refurbishment and enhancement. Arranged over two floors, the accommodation currently comprises a reception room, kitchen, bathroom, and two bedrooms.

The layout offers flexibility and scope for reconfiguration, including the potential to create a third bedroom, subject to the necessary permissions and consents.

Requiring extensive modernisation throughout, the property is ideally suited to investors, developers, or buyers seeking a project. With its highly desirable town centre location and significant potential to add value, this is a rare opportunity to create a bespoke home in one of Dorset's most sought-after market towns.

Entrance Hall

Communal Entrance with stairs up to the second floor and entrance door

Reception Room

Large Room with Two Sash Windows to Front. Radiator

Kitchen

Kitchen in need of refurbishment currently with a range of fitted units with eye and base units incorporating a sink

Bedroom 1

Window to rear. Radiator

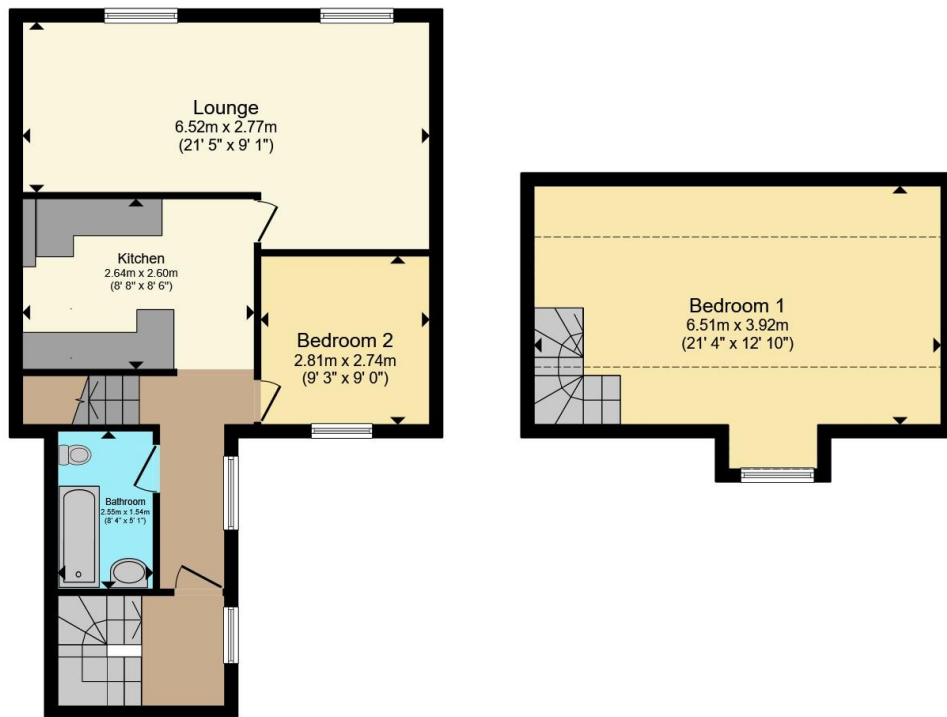
Bedroom 2

stairs from 2nd floor to the 3rd floor attic room a very large room with Skylight windows overlooking the rear of the property

Bathroom

White suite with Panelled Bath, low level Wc and wash hand basin.





Floor Plan

Total floor area 193.4 m² (2,082 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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To view this property please contact Connells on

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20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating:
Exempt

Council Tax
Band: A

Service Charge: 300.00 Ground Rent:
100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BLF306589

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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