



CHAFFERS
ESTATE AGENTS



Imber Road

Shaftesbury, SP7 8RX

A well planned two bedroom mid terrace house located in this tucked away great location, conveniently located for the town and its amenities. The property benefits from a double width driveway, garden and is offered to the market with no onward chain.

Asking Price £239,950 Freehold

Council Tax Band: B

Imber Road

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DESCRIPTION

38 Imber Road is a gem of a home, a well planned two bedroom mid terrace house located in this tucked away great location, conveniently located for the town and its amenities. In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor with doorway to a very pleasant sitting room with gas fire leading to a kitchen with built in gas hob, oven and extractor, washing and fridge/freezer can be included if required and dining area currently housing a dresser, not included. Adjoining this space is the pleasing addition of a good sized conservatory provided a super relaxing space/eating area or even both, enjoying access to the enclosed rear garden which is a lovely feature enjoying sun at various times of the day. To the first floor is a landing, two well proportioned bedrooms one with a range of fitted cupboards and a bathroom. The property has gas fired central heating via radiators and double glazing. Externally, to the

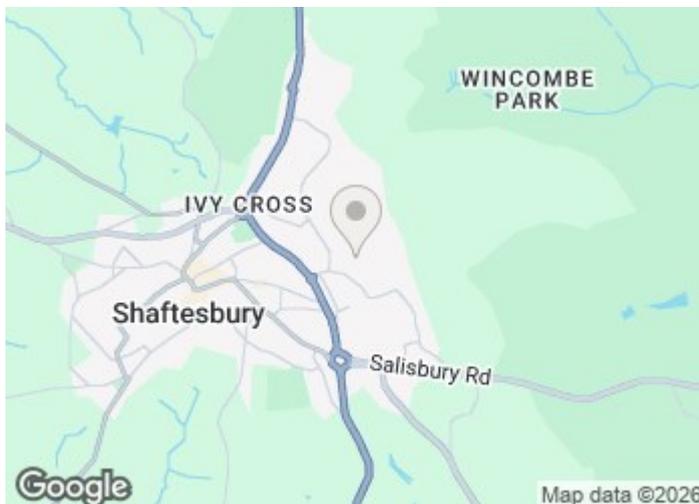
front is a double width driveway, tidy front and the Dorset Coast is approximately 35 miles away. garden with path to front. The rear garden is fully enclosed with fencing to boundaries, attractive paving, this space has bags of potential to create a lovely relaxing zone. FOR SALE WITH NO ONGOING CHAIN.

SITUATION - Shaftesbury

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,

ADDITIONAL INFORMATION

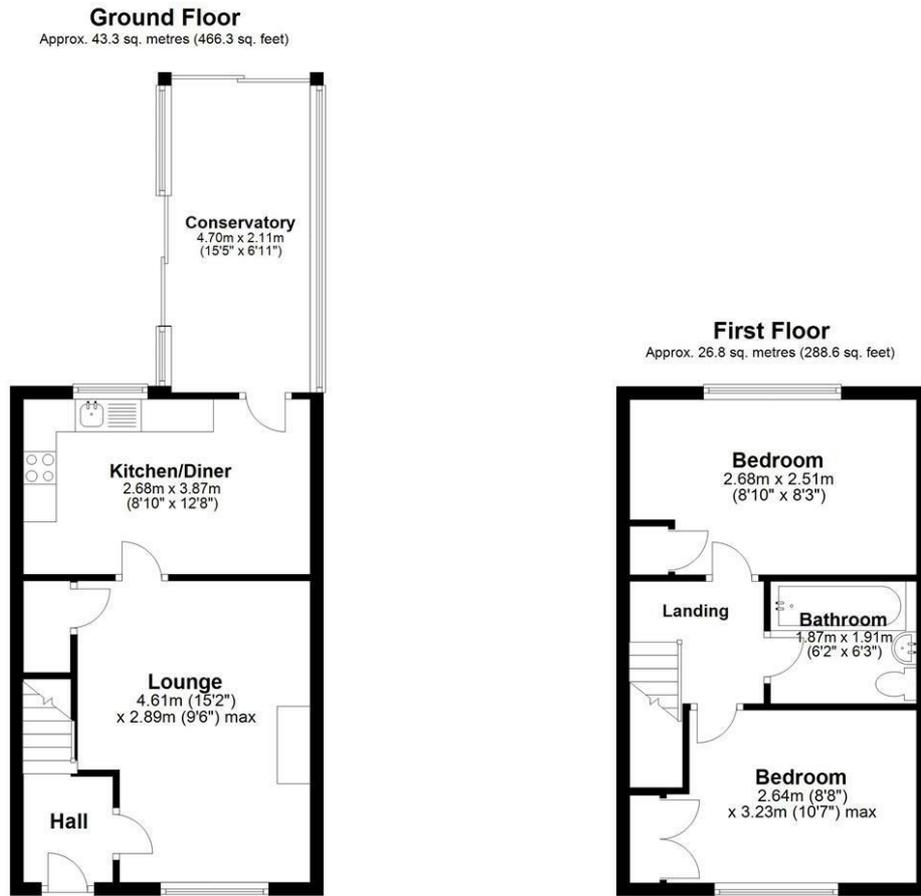
Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council ~
Council Tax Band: B
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated:



Directions



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



Total area: approx. 70.1 sq. metres (754.8 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		74	80
(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	