



**Connells**

Flat 4 East Street  
Blandford Forum



### Property Description

Blandford Forum is a historic Georgian market town shaped by the Great Fire of 1731, after which much of the town—including areas around East Street—was rebuilt in its distinctive architectural style, giving the area its charming and cohesive character today.

The Property is located within the historic town centre, this spacious studio apartment offers clear potential for improvement. The accommodation comprises a large main studio room. Kitchen area part of main room, a bathroom with WC. While the property is in need of updating and refurbishment throughout, it presents an exciting opportunity for buyers to modernise and create a bespoke living space or investment in a highly convenient and well-regarded location.

### Transport:

Blandford Forum benefits from good road connections via the A350 and A354, providing access to the wider Dorset area and beyond. Mainline rail services are available from nearby Poole or Salisbury, offering direct links to Southampton and London Waterloo, making the area suitable for commuters as well as those seeking convenient regional travel.

### Recreation:

Blandford Forum offers excellent sports and leisure facilities including a modern leisure centre, swimming pool, and active local clubs. Surrounded by scenic Dorset countryside, residents enjoy walking, cycling and outdoor pursuits within easy reach of the town.

## Studio Room

Studio Room with Windows to side, and access to the bathroom/Wc

## Kitchen Area

Open Plan to main Studio room and fitted with a range of base and eye level cupboards needs refurbishing and updating.

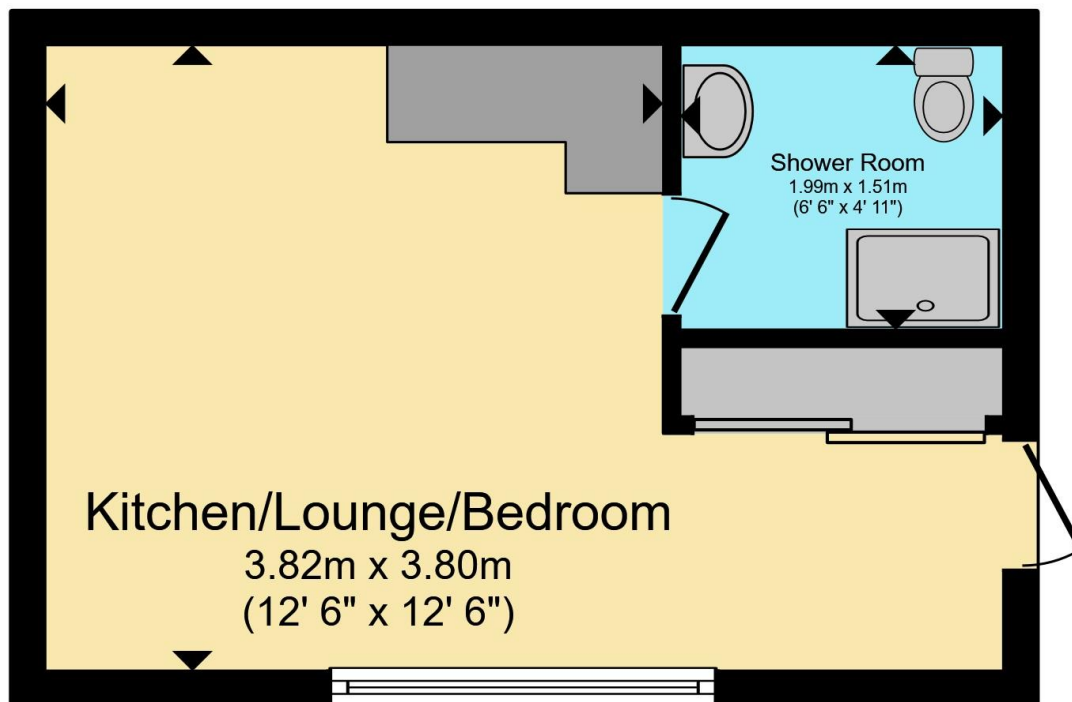
## Bathroom/Wc

Located off the Studio three piece suite with wash hand basin, Low Level Wc and bath

## Outside

There is a right of way to the property and to the side space for bikes to be stored, it might also be possible the space to the side including the shed maybe available via separate agreement.





Total floor area 22.7 m<sup>2</sup> (245 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](http://www.propertybox.io)



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: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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