Connells

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for sale

£270,000



9 Marabout Road Shaftesbury SP7 8GL

We are delighted to present this generous 3 bedroom mid terraced property in the popular area of Marabout Road, offering 2 allocated parking spaces with a delightful garden to rear. Ready to move straight in and in immaculate condition.



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Lounge

Double glazed window to the front and french doors to the rear, electric fireplace and a radiator.

Kitchen/Diner

Double glazed window, fitted kitchen with wall and base units, plumbing and space for a washing machine and dishwasher, electric oven, gas hob and a stainless steel sink and drainer.

Bedroom One

Double glazed window to the front, fitted wardrobe and a radiator.







Bedroom Two

Double glazed window to the front, storage cupboard over the stairs and a radiator.

Bedroom Three

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the rear, bath, WC and a wash hand basin.

Parking

Two allocated parking spaces to the side.

Rear Garden

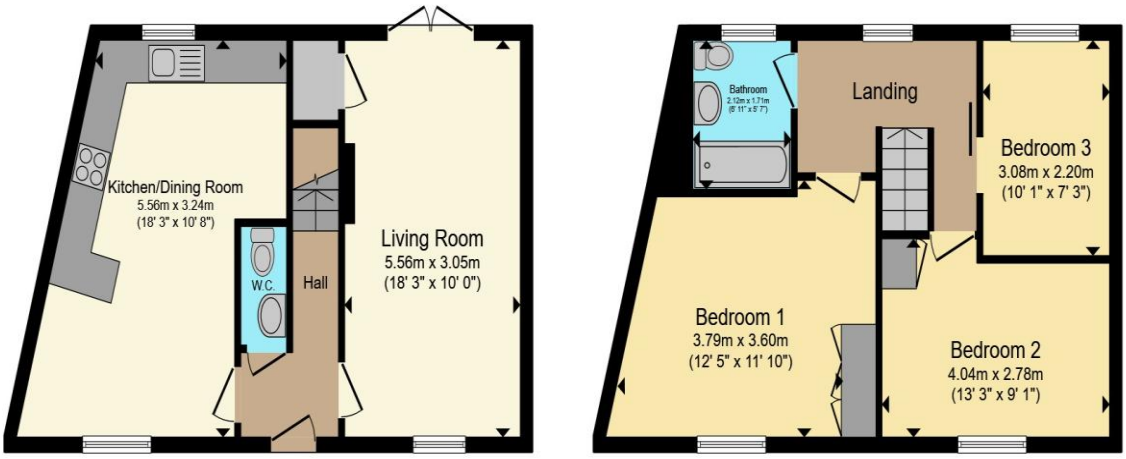
The garden is mainly laid to lawn with a patio seating area and a shed to the rear.

Agents Notes:

Currently shared ownership, but 100% is being sold making the property Freehold on purchase.

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 89.1 m² (959 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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34 High Street
SHAFTESBURY SP7 8JG

Property Ref: SFT306469 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SFT306469

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2013. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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