Connells

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for sale

offers in excess of **£250,000**



Blackmore Road SHAFTESBURY SP7 8RL

A well-presented three-bedroom semi-detached home. The property offers spacious accommodation throughout, benefiting from a rear garden with useful outbuilding, and two allocated parking spaces. An ideal first-time purchase, family home, or investment opportunity.



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Lounge

Large lounge with double glazed window to front, under floor heating with electric points

Kitchen/ Diner

Double glazed window facing the rear, fitted kitchen with wall and base units, space for a washing machine and dishwasher, electric oven and a stainless steel sink and drainer, open planned access with the dining room with understairs cupboard

Bedroom 1

Double bedroom with double glazed window to the front

Bedroom 2

Double bedroom with double glazed window to the rear

Bedroom 3

Single bedroom/ potential office space with double glazed window facing the rear

Bathroom

Bathroom with WC and a wash hand basin.







Conservatory

Great sized conservatory to the rear, sun trap location with double glazed door to rear garden with underfloor heating

Garden

Grass and patio rear garden, two generous sized outbuildings, both well insulated with electric and lighting, great home office/ workspace or space for hobbies, Side access to front and rear gated access.

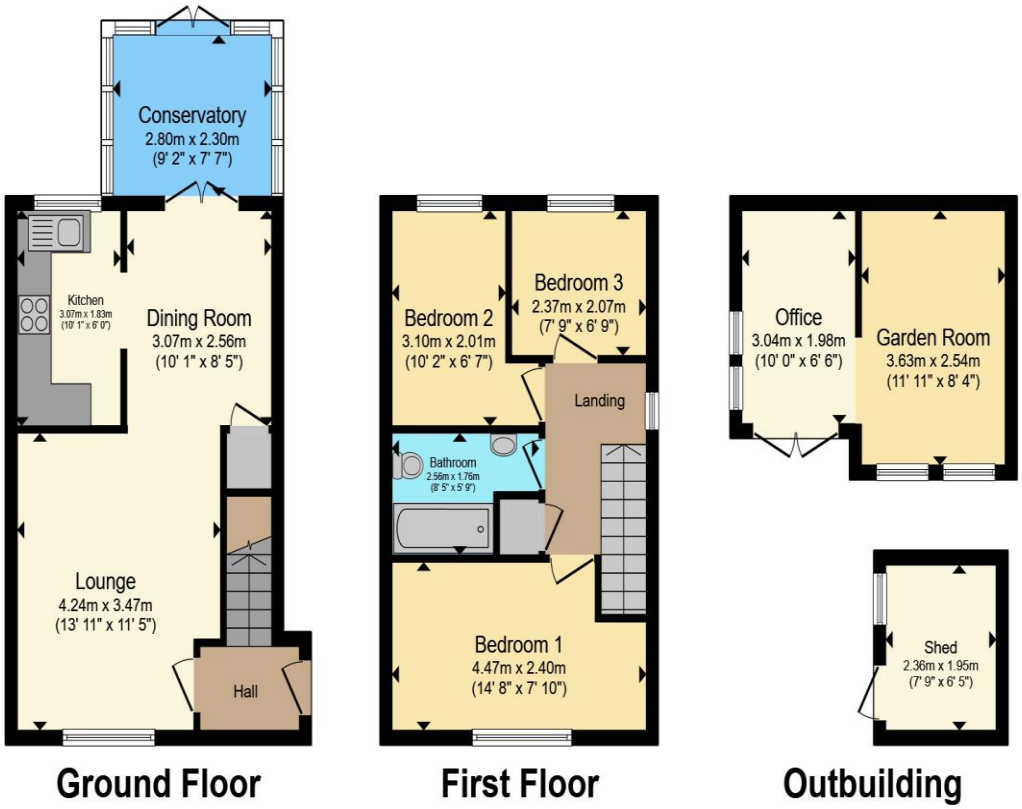
Parking

2 Allocated parking spaces off road

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 74.1 m² (798 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: SFT306222 - 0009

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online
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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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