



Christys Gardens, Shaftesbury - Cul-de-sac location

£275,000





Description

Weldons Sales & Lettings are delighted to bring to the market this three-bedroom family home, spread over three floors with Garage and off-road driveway parking.

The property is located in a cul-de-sac within walking distance of the Town Centre of Shaftesbury, Dorset.

The property boasts many features and offers three bedrooms, a modern fitted kitchen with built in appliances, a master ensuite shower room and fitted bathroom, Spacious sitting room, downstairs cloakroom and a neatly presented, enclosed rear garden with gated side access.



Parking arrangements

Garage & Driveway parking.

Energy Performance Rating

EPC Band – C

Viewing Arrangements

By appointment only through Weldons.

Local Authority

Dorset Council (North)- Band D

Services

Water & Electric & Gas are believed to be mains connected.

Agent Note

Double Glazed through-out

Viewing essential.

Well-presented through-out.

Dimensions (Approx)

Entrance Hallway – 10'09 x 3'02

Sitting room - 15'02 x 12'05

Kitchen - 5'08 x 10'06

Downstairs Cloakroom - 2'10 x 5'04

Bedroom 1 - 9'07 x 12'07

Bedroom 2 - 5'06 x 12'07

Bedroom 3 - 9'04 x 16'00

Master Ensuite - 4'01 x 6'05

Family bathroom – 7'04 x 6'00

Garage –



9 The Wincombe Centre, Wincombe Business Park, Shaftesbury, Dorset, SP7 9QJ

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Tenure

Freehold.

Extra information

The property is not in a conservation area.

Satellite & TV Fibre available.

Mobile & Broadband coverage - Superfast and Basic available.

Flood risk - Very low.

Brick/ Stone Finish with tiled roof.

Level Walking distance to the Town Centre. (0.3 Miles)

What 3 Words - leaflet.headlight.blesses



Consumer protection from unfair trading regulations 2008.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Money Laundering Regulations.

1. 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. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Weldons Sales & Lettings has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Weldons Sales & Lettings has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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