



Connells

Balmer Road
BLANDFORD FORUM



Property Description

This attractive two-bedroom mid-terraced home is situated in the popular Georgian market town of Blandford Forum, offering comfortable living spaces, practical features and a welcoming layout ideal for a range of buyers. The property opens into a bright lounge with direct access to the rear garden, creating an inviting space for both everyday living and relaxation. The kitchen is well-appointed, with ample work surfaces and space for white goods, and a downstairs cloakroom adds further convenience to the ground floor.

Upstairs, you will find two well-proportioned bedrooms, with bedroom one offering the advantage of integrated storage cupboards to help keep the space organised and clutter-free. The second bedroom provides flexibility for use as a guest room, nursery or home office. Completing the first floor is the bathroom, fitted with a bath for everyday use.

Outside, the rear garden includes a patio area leading to a lawn, offering a lovely setting for outdoor dining or gardening. Rear access is available via a gate, and a garden shed provides useful additional storage. The property also comes with an allocated parking space.

Blandford Forum is renowned for its stunning Georgian architecture, vibrant community and excellent local amenities. The town offers a variety of independent shops, cafés, pubs and supermarkets, along with good schools and beautiful surrounding countryside.

Lounge

The lounge has a double glazed window to the front of the property and a door to the rear garden. It has a radiator, the fuse box and understairs storage.

Kitchen

The kitchen has a double glazed window to the rear of the property, both wall and base units, a one and a quarter bowl sink and drainer as well as space for white goods.

Cloakroom

The cloakroom has a double glazed window to the front of the property, a WC and a hand wash basin.

First Floor

Bedroom 1

Bedroom 1 has two double glazed windows to the front of the property, a radiator and integrated storage cupboards.

Bedroom 2

Bedroom 2 has a window to the rear of the property and a radiator.

Bathroom

The part tiled bathroom has a double glazed window to the rear of the property, a WC, a bath and a hand wash basin.

Outside

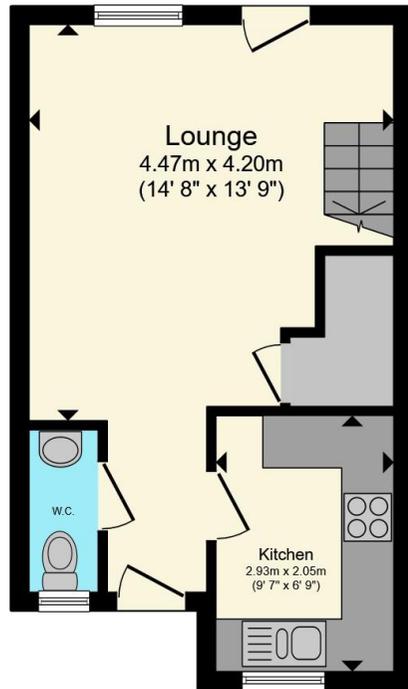
Front Garden

The front garden has an external light and an allocated parking space.

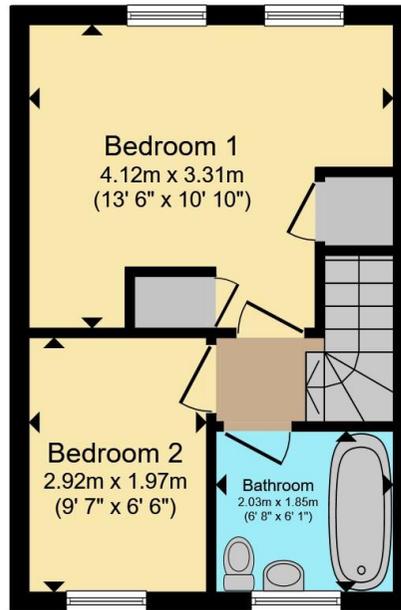
Rear Garden

The rear garden is patio and laid to lawn. It has fence borders, an external light, a shed and a gate offering rear access.





Ground Floor



First Floor

Total floor area 56.5 m² (608 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



To view this property please contact Connells on

T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

view this property online connells.co.uk/Property/BLF306426

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLF306426 - 0002