



CHAFFERS
ESTATE AGENTS



30 Barnes Close, Dorset, DT10 1BN

Situated in the popular market town of Sturminster Newton, this three-bedroom terrace home presents an excellent opportunity for buyers looking to put their own stamp on a property. Offering generous accommodation, a private rear garden and the added benefit of a garage, this home is ideal for first-time buyers, families or investors seeking a renovation project.

£230,000 Freehold

Council Tax Band: B

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- NO ONWARD CHAIN
- Enclosed rear garden
- Popular market town location
- Spacious sitting room
- Garage
- Family bathroom
- Double Glazing

Description

The ground floor comprises a spacious living room with plenty of natural light, alongside a kitchen area with scope for modernisation and redesign to suit contemporary living. The kitchen is located to the rear of the property, offering a practical and functional space with direct access to the enclosed rear garden. This seamless connection between the indoor living accommodation and outdoor space makes it ideal for everyday family life, entertaining guests.

Upstairs, there are three well-proportioned bedrooms that offer excellent flexibility, making it ideal as a child's bedroom, guest room or home office. The accommodation is completed by the family bathroom, fitted with a bath and overhead shower, basin and WC.

Outside, the enclosed rear garden provides a wonderful space for relaxing, entertaining or gardening, while the garage offers secure parking or valuable storage. Although, the property would benefit from updating throughout, it offers fantastic potential to create a comfortable and stylish home in a sought-after Dorset location.

Conveniently positioned within the town centre providing easy reach of local amenities, schools, shops and picturesque countryside walks, Sturminster Newton is a thriving market town renowned for its friendly community and beautiful rural surroundings.

Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show.

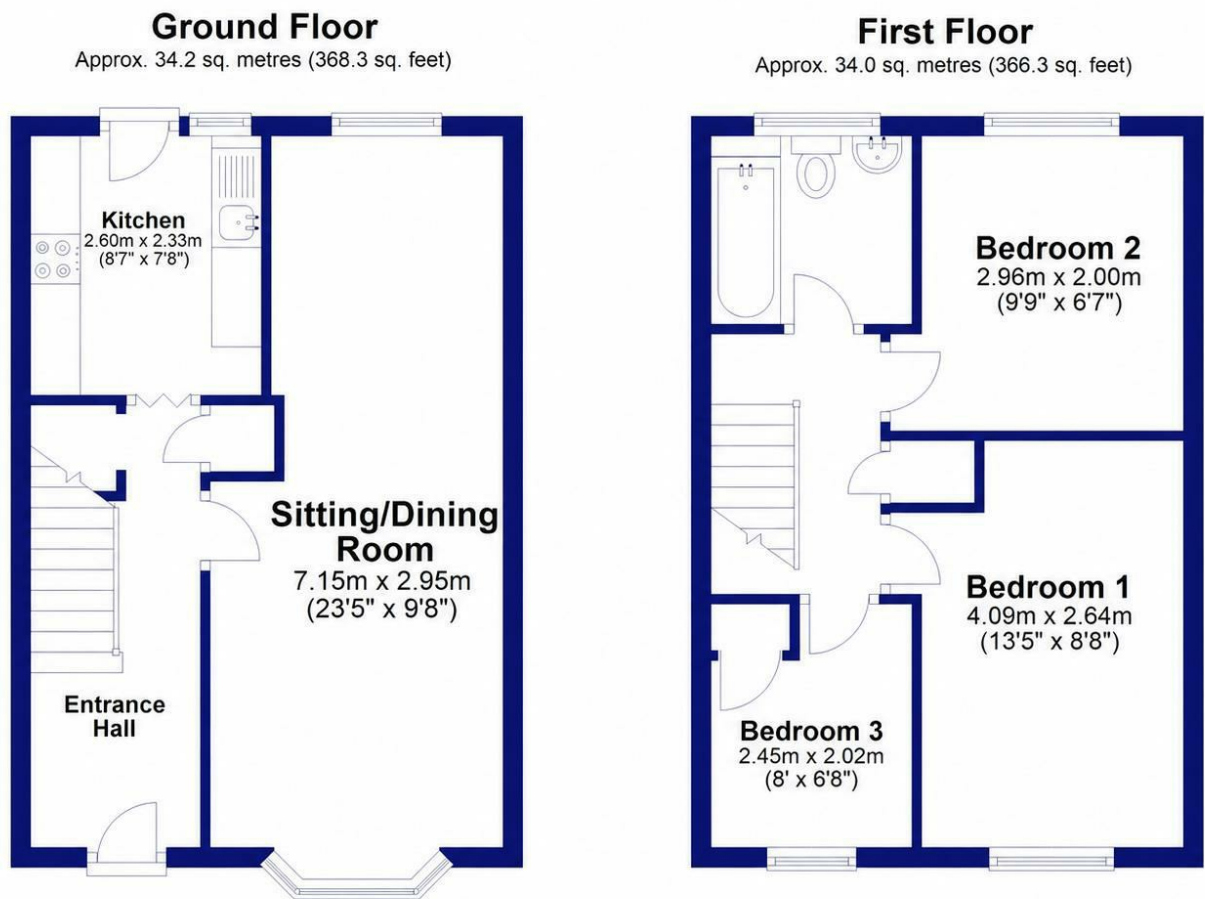


Directions

From our Sturminster Newton office, proceed along Market Place and turn right at the traffic lights down Old Market Hill. Turn right at the traffic lights at the bottom onto Station Road and follow this road round into Barnes Close. The property is on the right hand side upon entering the cul-de-sac.



Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 68.2 sq. metres (734.5 sq. feet)

Not to scale. For Illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC