CHAFFERS
ESTATE AGENTS

2 Chivrick Close,

Sturminster Newton, DT10 1QJ

A pretty Terrace Cottage Style Two Bedroom home situated on a quiet Cul-de-Sac in a popular residential area within walking distance of the town centre and both Primary & Secondary Schools. The property benefits from having Garage parking and an Enclosed and private rear garden. The House would suit both first time buyers and a young growing family looking for their first house.

Offers Over £240,000 Freehold

Council Tax Band: C

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- Fantastic First Time Home
- Great, Quiet Residential Location
- Walking Distance of Schools & Town Centre
- Access to Country & Riverside Walks
- Garage & Off Road Parking

Accommodation

This lovely two bedroom terraced house, sits in a quiet, popular residential road and has the added benefit of off road parking, a garage and a small private, easily maintained garden. This is a fantastic opportunity for a FIRST TIME BUYER to own a FREEHOLD Property and EARLY VIEWING is HIGHLY RECOMENDED.
The property is entered via a welcoming hallway, which has stairs to the first floor and a cloakroom with a low level WC and pedestal hand wash basin. There is a door into the sitting room, and a further door leading into the kitchen/diner. The kitchen is fitted with wall and base units, electric oven with gas hob, and space for appliances including a fridge/freezer, washing machine and tumble dryer. There are double doors leading into the rear garden. Upstairs, there are two double bedrooms and a modern shower room which comprises a large walk in shower, low level WC and pedestal hand wash basin.
The rear garden is laid to lawn with a small resin patio area, flower beds and storage shed. There is a single garage with a parking space in front.

The 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. The area is well served by both state and private schools with popular first and secondary schools within the town. Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

Agents Notes

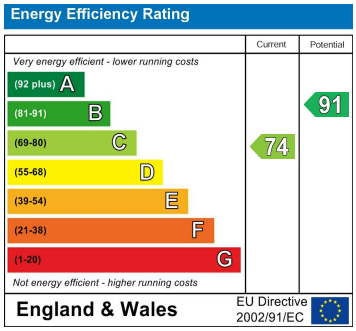
Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council - Tel: 0345 034 4569
Council Tax Band: C
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: C

Directions

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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