CHAFFERS
ESTATE AGENTS









Victoria Street,

Shaftesbury, SP7 8AG

A truly delightful and quaint Grade II listed two bedroom detached cottage in the centre of the Hilltop town of Shaftesbury boasting a wealth of original character features, beautiful rear garden and is located a short walk to all town centre amenities. Offered to the market with no onward chain. VIEWING ESSENTIAL!

£275,000 Freehold

Council Tax Band: D

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DESCRIPTION

This charming, part thatched cottage has undergone a comprehensive schedule of renovation over previous years. The property is approached from a wrought iron gate from Victoria Street and a path leading to the part glazed front door. The kitchen/diner is a fabulous double aspect room with skilling ceiling, granite work top and up stand with a range of both floor and wall mounted solid oak cupboards and drawers, Miele washing machine, fitted 1½ bowl sink and drainer unit with mono bloc taps, fitted Bosch induction hob with extractor above, Viesemen gas boiler, built in Bosch double oven and tiled floor. The bathroom comprises; white suite with vanity wash hand basin, matching low level wc, bath, half tiled walls and heated towel radiator. The sitting room leads off the kitchen and has an open fireplace, under stairs cupboard and a door lead to the stairs rising to the first floor. The study is just off the sitting room and is double aspect with a small fireplace.

On the first floor bedroom one has stairs rising from the ground floor and is double aspect with a Victorian feature fireplace which leads through into bedroom two which is single aspect.

Outside the property is a beautiful and well stocked cottage garden with abundant herbaceous floral borders and a pond enjoying a southerly aspect. A path leads around the property to the front gate. Parking is usually available on the street.

SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

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: Exempt

Agent's notes: The fridge freezer and washing machine are included within the sale. The property has recently been rethatched.



Directions

From our Shaftesbury Office proceed along Muston's Lane and turn right onto Bell Street. Along Bell Street take your second left into Victoria Street and the property will be located on your left.









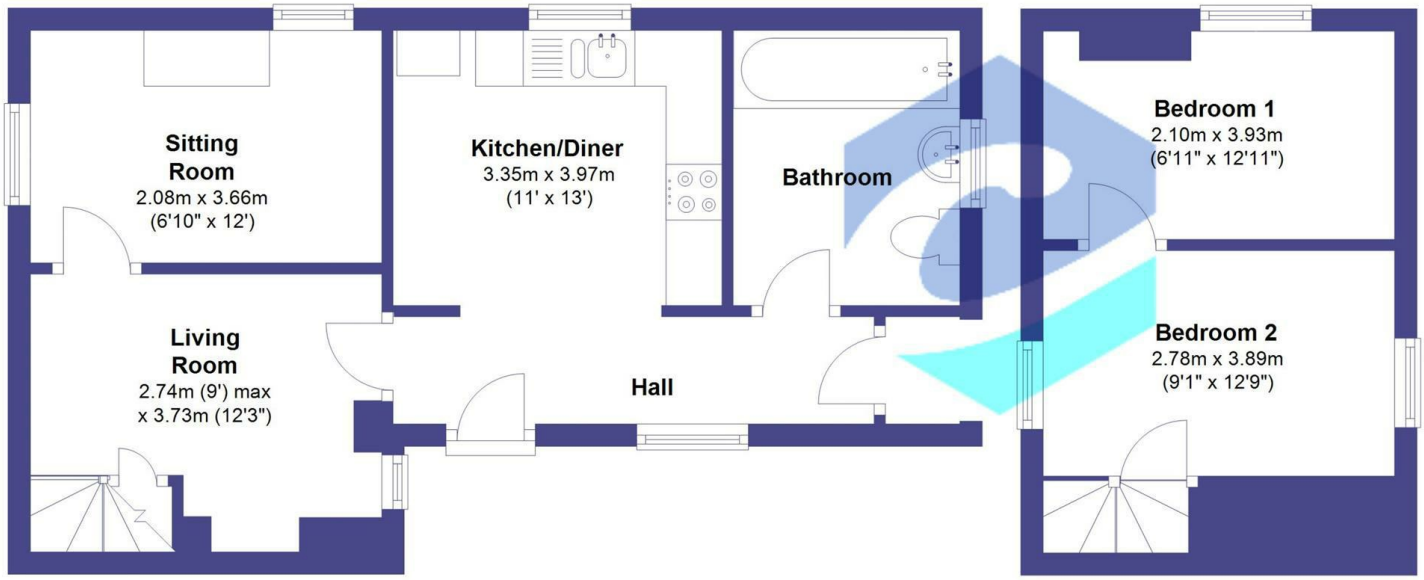




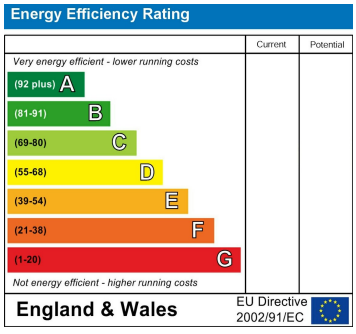




Floor Plan



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