



**15 OLD BOUNDARY ROAD,
SHAFTESBURY, SP7 8ND**

**£325,000
FREEHOLD**

A generously proportioned and well presented three double bedroom semi-detached family home offering approx. 1000 sq ft of accommodation. The property benefits from a large rear garden, driveway parking and is situated within short walking distance to the town centre, schools and amenities.



15 OLD BOUNDARY ROAD



DESCRIPTION

The accommodation is arranged over two floors and comprises an entrance hall, dual-aspect living room with feature fireplace and patio doors opening onto the rear garden, separate dining room with feature fireplace, and a well-appointed kitchen fitted with a sink, wall and base units, integrated oven and hob, and integrated dishwasher. There is also a shower room, separate downstairs WC and a useful utility room to the rear, with patio doors providing direct access to the garden and patio.

Upstairs, there are three well-proportioned bedrooms, the third benefitting from built-in wardrobes, along with a family bathroom comprising a low-level WC, wash hand basin, window and bath with overhead shower.

To the rear, the westerly facing garden provides a wonderful outdoor space, with a gravelled sun terrace offering an ideal setting for alfresco dining and entertaining. Beyond this, the garden is predominantly laid to lawn and features a variety of established planting, providing an abundance of colour throughout the seasons. Additional benefits include a willow tree, useful garden shed, outside tap and side access to the front of the property.

To the front, there is a shingle driveway providing parking for at least two vehicles.

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

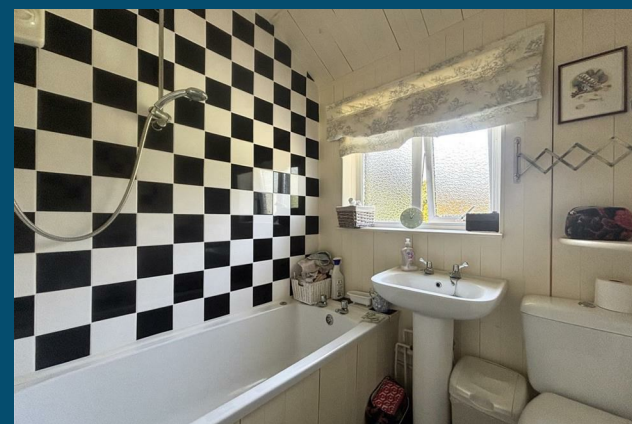
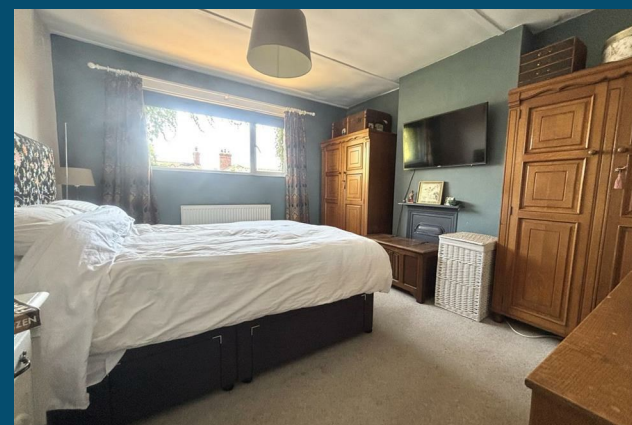
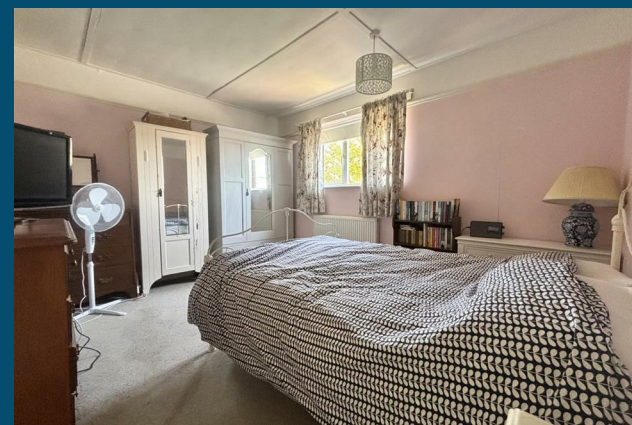
Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

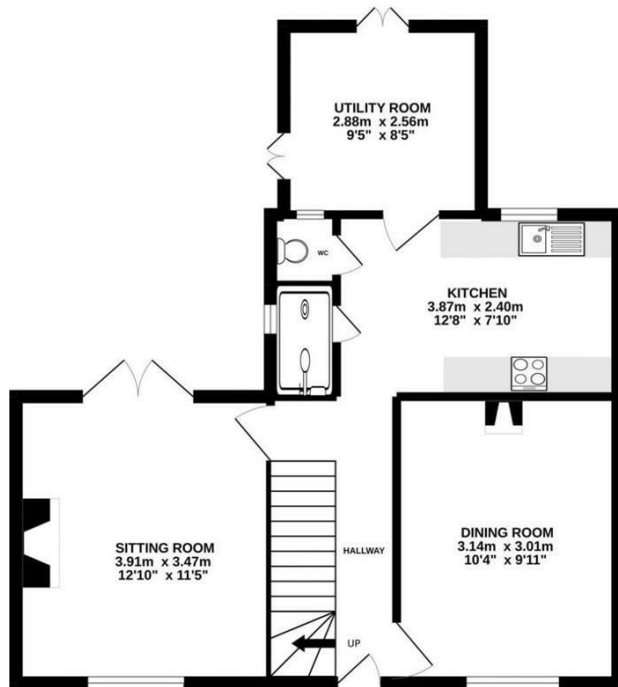
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

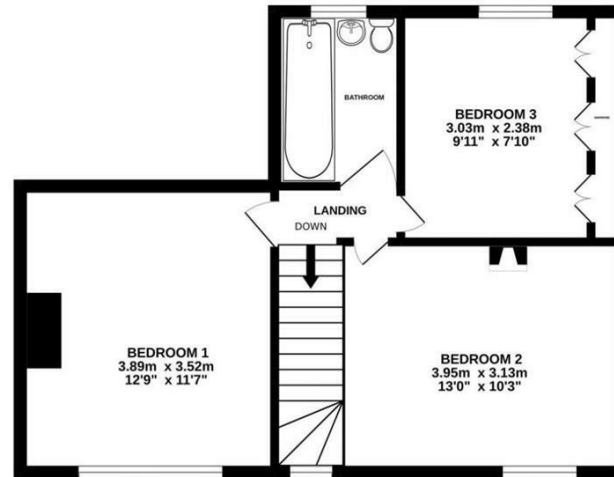
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GROUND FLOOR
49.6 sq.m. (534 sq.ft.) approx.



1ST FLOOR
42.4 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 92.0 sq.m. (991 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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