



CHAFFERS
ESTATE AGENTS



**Mary Gardens,
Blandford Forum, DT11 0RX**

A well proportioned three bedroom semi-detached home in the sought after village of Okeford Fitzpaine benefitting from front and rear gardens, ample gated driveway parking and is offered to the market with no onward chain.

Guide Price £325,000 Freehold

Council Tax Band: C

Mary Gardens, Blandford Forum, DT11 0RX



DESCRIPTION

A mature semi-detached three bedroom home providing ample parking, front and rear gardens and is quietly situated in an established close convenient for the village centre. The spacious well-presented accommodation is arranged over two floors benefitting from gas central heating and double glazing throughout. The ground floor comprises: entrance hall with stairs to first floor, door to well proportioned dual aspect sitting room with fireplace. The well appointed kitchen/dining room has vinyl flooring, an understairs cupboard and a door gives access leading onto a paved terrace and to the rear garden. On the first floor there is a central landing with doors off to all bedrooms and a tastefully fitted family bathroom.

Outside there is a gated driveway providing parking for 3-4 vehicles and gate providing side access to the rear garden. The front garden boasts a brick retaining wall and vegetable patches. The rear garden is fully enclosed with a small paved terrace, a generously sized lawn with a large timber shed, outside tap and log store.

SITUATION - Okeford Fitzpaine

Okeford Fitzpaine is a picturesque conservation village in a delightful setting at the southern end of the lovely Blackmore Vale and at the foot of Okeford Hill and nearby Bulbarrow Hill which command magnificent views and provide superb walks. There are many old period cottages and houses, an historic parish church, post office stores and inn. Shillingstone 1 mile, Sturminster Newton 4, Blandford 6, Poole 20, Bournemouth and the Dorset coast about 25 miles. The A303 approximately 18 miles.

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



Directions



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

Ground Floor

Approx. 49.6 sq. metres (533.6 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 100.7 sq. metres (1084.4 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	