



**CHAFFERS**  
ESTATE AGENTS



## Angel Lane

Shaftesbury, SP7 8HX

Nestled in the heart of Shaftesbury, Angel Court presents a delightful opportunity for those seeking a charming two-bedroom house with a garden in a prime location. This property is ideally situated within the town centre with a convenient parking space

Viewing is essential.

**Offers In The Region Of £265,000 Freehold**

Council Tax Band: D

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## DESCRIPTION

A well-proportioned semi-detached house neatly situated in a small courtyard within walking distance of the town centre. The accommodation is set over two floors and comprises; entrance hall with stairs to the first floor, doors to the cloakroom and the double aspect lounge / dining room with feature gas fire, a door from the hallway leads into the fitted kitchen with plumbing for washing machine, door to rear garden. Upstairs there is a central landing with doors off to the two bedrooms and the modern fitted shower room.

Outside there is allocated parking immediately adjoining the property. A wrought iron gate at the side leads into the private paved rear garden which is partly walled and enclosed by hedging.

The property benefits from gas central heating and double glazing

## SITUATION

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.

Agent's Notes: Annual maintenance charge for the upkeep of the courtyard £120 approximately.

Energy Performance Certificate: Rated: D



## Directions

From Our Shaftesbury office proceed up Muston's Lane, turn right onto Bell Street. Continue along Bell Street and Angel Court will be on your right.



# Floor Plan

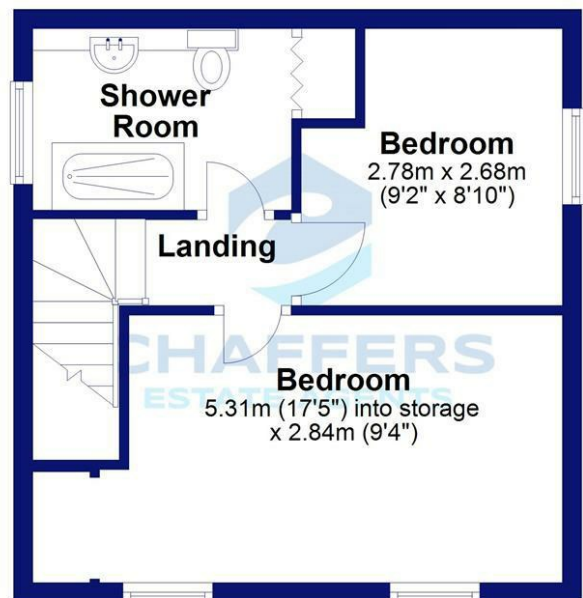
## Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



## First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



**Total area: approx. 65.7 sq. metres (707.2 sq. feet)**

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 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	