



## **Hawthorn Close**

### **Shaftesbury SP7 8RE**

Well-presented two bedroom home in Hawthorn Close, Shaftesbury, offering a bright and welcoming reception room, family bathroom and a practical layout throughout. Benefits include an enclosed garden and gas central heating. Ideally located close to schools, parks and local amenities, making it a great choice for first-time buyers, downsizers or small families.



**Offers in excess of £199,950 Freehold**



### **The Property**

A two-bedroom mid-terrace house set in a quiet cul-de-sac in Shaftesbury. The ground floor offers a bay-fronted lounge, fitted kitchen and separate utility room with access to the rear garden. Upstairs are two bedrooms and a bathroom, along with useful storage and loft access. The property also benefits from gas central heating making it a practical first purchase or buy-to-let. The rear garden is mainly laid to lawn with two sheds and a gate to the rear.

### **Location**

Shaftesbury well known for the iconic Gold Hill and its far-reaching countryside views. The bustling High Street offers a good range of everyday amenities including supermarkets, cafés, restaurants, pubs, banks and national retailers such as Boots, WHSmith and Costa, along with a theatre, small hospital and regular farmer's market. The area is popular with families thanks to a choice of well-regarded state and independent schools including Port Regis, Sandroyd, Clayesmore, Bryanston and St Mary's. Gillingham, around 5 miles away, provides a mainline station to London Waterloo and Exeter, while the A303 (approx. 7 miles) offers road links to London and the South West. Salisbury is about 22 miles away and the Dorset coast around 35 miles.

### **Additional information**

Additional Information Services: Mains water, gas, electricity, and drainage.  
Local Authority: Dorset Council Tax Band: B

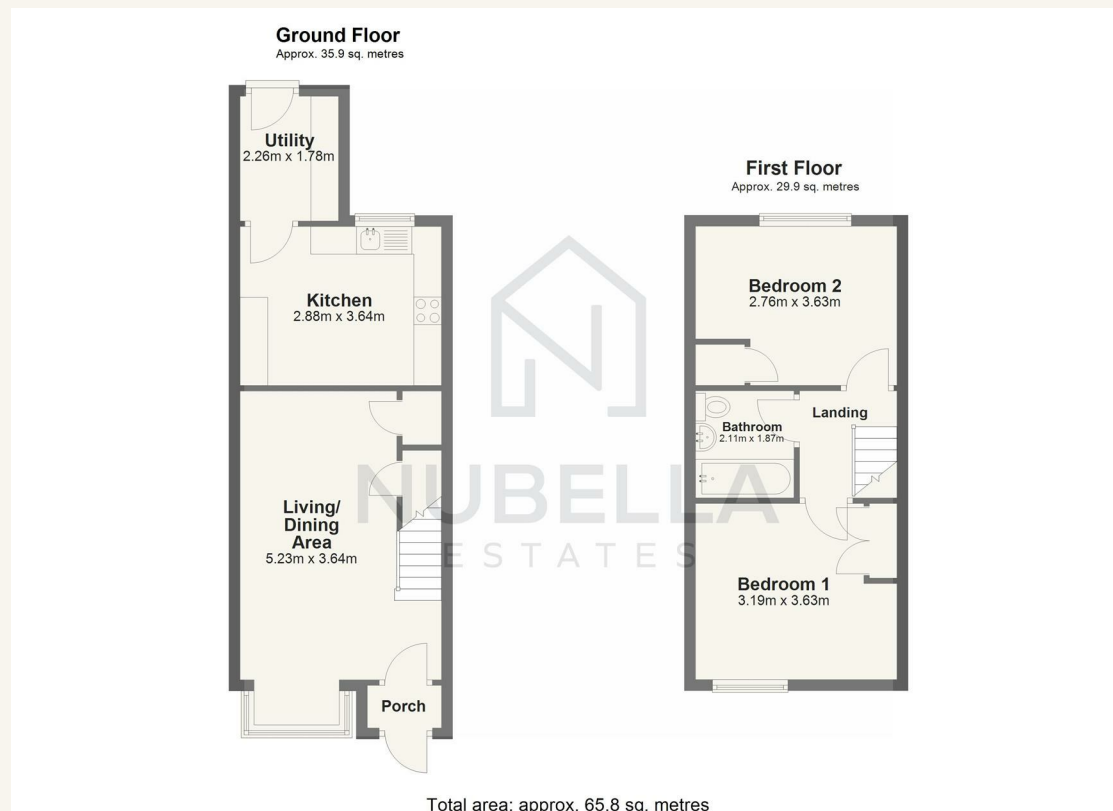


Energy Performance Certificate (EPC):  
Rating – C

Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI.



Local Authority  
Council Tax Band **B**  
EPC Rating **C**



#### Gillingham Office

The Old School Room Newbury,  
Gillingham, SP8 4QJ

#### Contact

01747 440880  
sales@nubellaestates.com  
www.nubellaestates.com

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