



Salisbury Street, Shaftesbury

Guide Price £370,000

Salisbury Street, Shaftesbury, Dorset, SP7 8EJ

- No Forward Chain •Period Home Believed To Date Back Over 200 Years
- Two Reception Rooms •Three Double Bedrooms & An Additional Loft Room
- 120ft Rear Garden With Gated Rear Access •EPC: D

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops, veterinary practise and a cottage hospital.

The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

DESCRIPTION

Believed to date back over 200 years, this three-bedroom home is situated in the heart of Shaftesbury's bustling town centre and boasts many period features throughout, an impressive sized rear garden and the added benefit of being sold with no forward chain.

Highlights of the accommodation include the main sitting room complete with an attractive exposed brick log burner whilst opposite is a second reception room, ideal as a family room or formal dining room if required.



The kitchen breakfast room spans the width of the property and features impressive vaulted ceilings, exposed beams and a further brickwork fireplace with burner.

The recently renewed gas boiler also features within the kitchen space alongside an array of free-standing appliance spaces and ample worksurface and storage cupboards.

Located on the first floor are two generous double bedrooms, again enjoying the benefits of high ceilings, feature fireplaces and plentiful natural light throughout.

A modern shower over bath services the rooms whilst a further stairway leads to the second floor. Here, the third bedroom is complimented via an additional loft room with stunning views across the rooftops, town and countryside beyond.





OUTSIDE

Posing a real benefit to the home is the fantastic sized rear garden that also takes advantage of gated rear access onto Coppice Street for complete ease of entry.

Totalling 120ft in length, the garden enjoys sun throughout the day and combines lawn areas, a patio, storage shed set on a hard standing, established flower beds and an array of shrubberies. Also located in the rear garden is a brick-built store and outside WC

TENURE

Freehold.

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

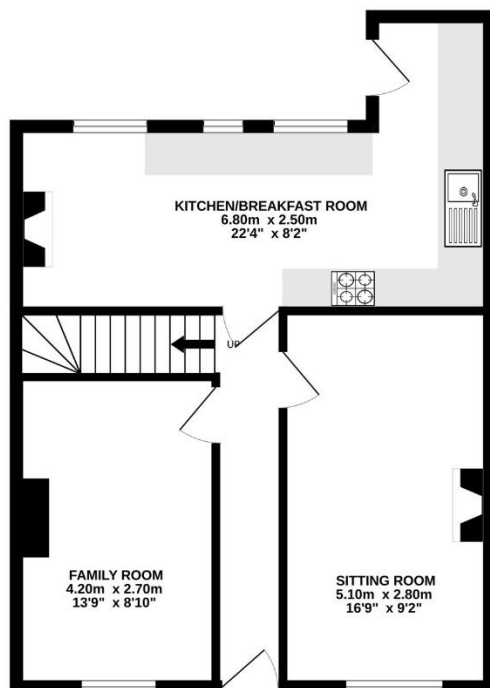
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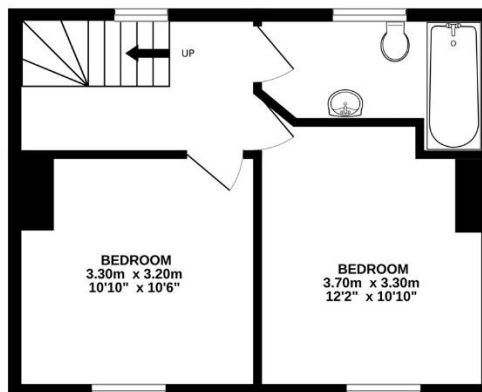
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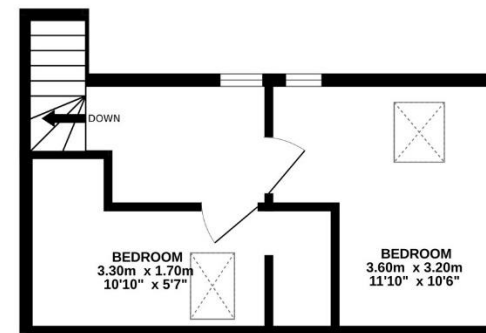
GROUND FLOOR
50.1 sq.m. (539 sq.ft.) approx.



1ST FLOOR
32.0 sq.m. (344 sq.ft.) approx.



2ND FLOOR
22.7 sq.m. (245 sq.ft.) approx.



TOTAL FLOOR AREA : 104.8 sq.m. (1128 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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14 September 2023