



Greenacre Way, Shaftesbury

Asking Price £280,000

Greenacre Way, Shaftesbury, Dorset SP7 8FT

- No Forward Chain •Three Bedrooms •En Suite Shower Room & Family Bathroom
- Spacious Kitchen/Dining Room •L-Shaped Sitting Room •Enclosed Rear Garden
- Garage & Driveway •EPC: C

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 farmer's market, cafés, charity shops, various retail shops 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.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

DESCRIPTION

A well presented town house situated in a residential area close to the edge of Shaftesbury. The property is offered for sale with no forward chain.



The property offers flexible accommodation throughout, with the ground floor providing a shower room, utility room and a study which could be utilised as a third bedroom.

On the first floor, there is a spacious kitchen/dining room which has fitted units including an oven and gas hob, with space for other appliances, as well as two windows which overlook the rear garden. There is a large L-shaped sitting room at the front of the property with two windows to the front aspect.

The second floor has two double bedrooms, one of which has an en-suite shower room, as well as the family bathroom.





OUTSIDE

To the front of the property is a small garden, along with a driveway with parking for one vehicle, which leads to the single garage.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

TENURE

Freehold.

There is an annual service charge for the maintenance of communal grounds of £187.84.

SERVICES

Mains services are connected.

COUNCIL TAX

Dorset Council Tax Band D.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

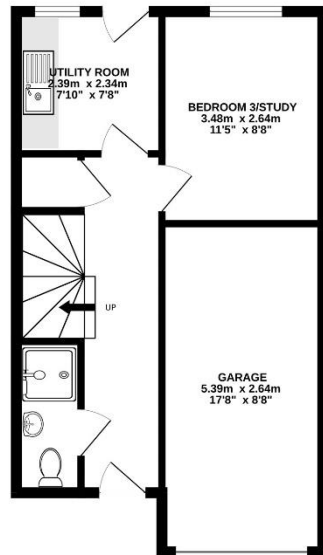
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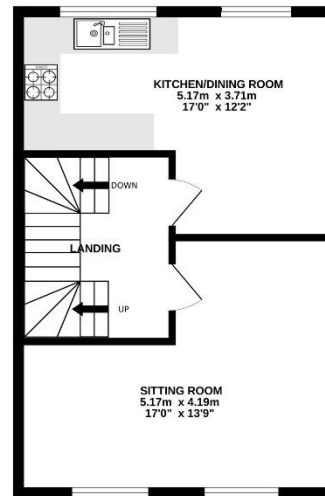




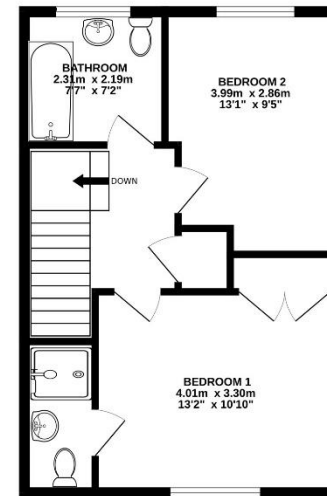
GROUND FLOOR
42.3 sq.m. (455 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



2ND FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 124.0 sq.m. (1335 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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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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