



Anstee Road, Shaftesbury

Asking Price: £215,000



Anstee Road, Shaftesbury, Dorset, SP7 8GT

- No Forward Chain
- Allocated Parking
- Recently Redecorated Throughout
- Principal Bedroom With Ensuite
- Popular Residential Development Close To Amenities
- EPC: Awaited

### 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.

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

### THE PROPERTY

A very well-presented two-bedroom home, complete with allocated parking, situated within a popular residential development on the outskirts of Shaftesbury.

The house is being sold with no forward chain.



Having been redecorated both internally and externally throughout, this two-bedroom home makes for a fantastic modern home situated on the outskirts of Shaftesbury.

The accommodation comprises a kitchen complete with work surfaces, storage and appliance spaces on three sides of the room whilst the sitting/dining room is located to the rear of the property to overlook the garden. In addition, there is as a useful entrance hall with access to a cloakroom and under stair storage.

Upstairs boasts two well-proportioned bedrooms including the principal that benefits from an en-suite shower room. A three-piece family bathroom completes the home.





## OUTSIDE

**Front:** Allocated driveway parking.

**Rear:** A low maintenance garden currently laid to shingle and patio with gated rear access. A useful free-standing storage shed also features.

## TRANSPORT LINKS

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.

## SERVICES

All mains services are connected.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band C.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

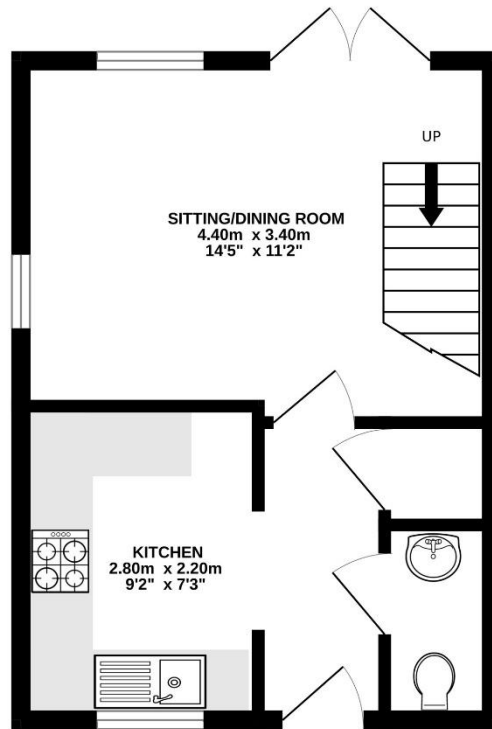
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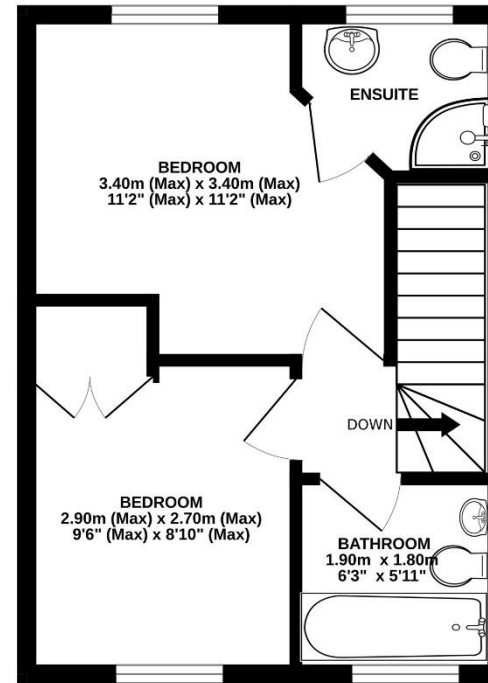




**GROUND FLOOR**  
27.4 sq.m. (295 sq.ft.) approx.



**1ST FLOOR**  
27.4 sq.m. (295 sq.ft.) approx.



**TOTAL FLOOR AREA : 54.8 sq.m. (590 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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