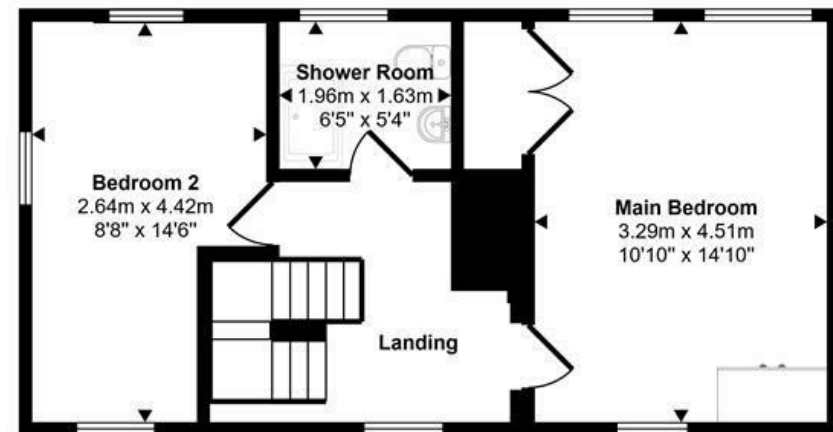


Ground Floor
Approx 49 sq m / 531 sq ft



First Floor
Approx 40 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Park Lane
Shaftesbury

Guide Price
£300,000

A two bedroom end of terrace house, occupying an elevated and truly enviable position in the heart of Shaftesbury, one of Dorset's most sought after market towns. Situated at the top of the famous Gold Hill, every café, pub, shop and amenity the town has to offer is right on the doorstep, together with some beautiful walks and far reaching views across the rooftops and rolling Dorset countryside beyond.

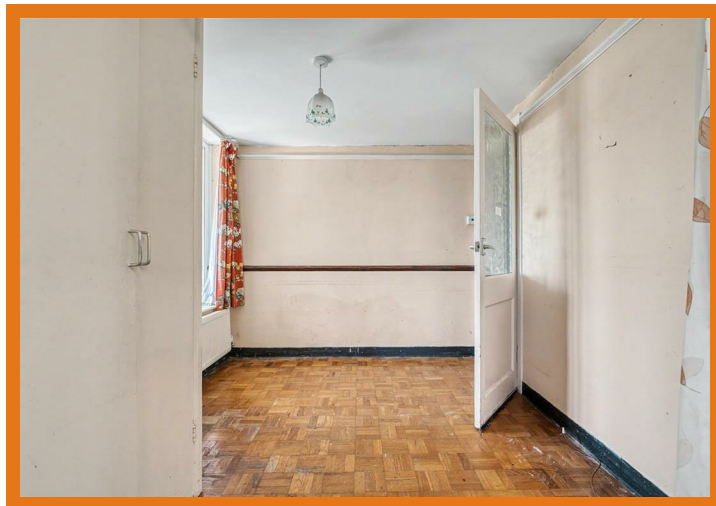
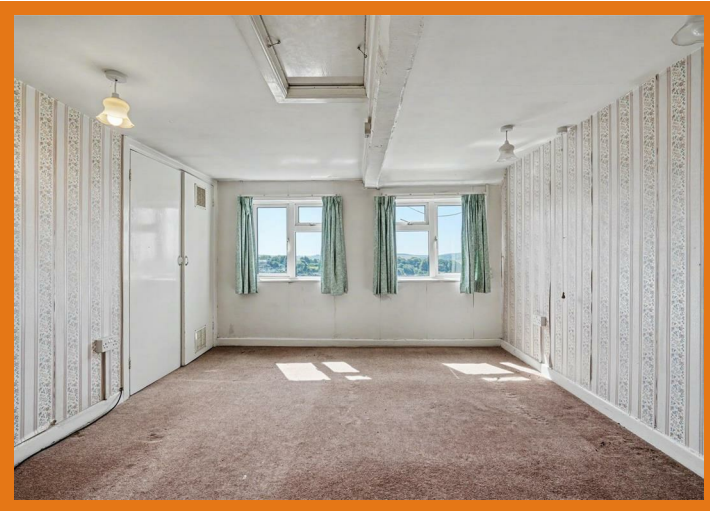
Having been in the same ownership for twenty eight years, the property is now presented to the market with scope to improve, refurbish and enhance to a purchaser's own taste, representing a wonderful opportunity in such a desirable location. On the ground floor there is a porch, a sitting room with a feature fireplace and exposed ceiling beam, a dining room, a kitchen with views over Gold Hill and a downstairs WC, together with two useful storage rooms. On the first floor there are two double bedrooms and a shower room.

Outside, the garden is larger than average for the area and enjoys a south westerly aspect with a sunny spot. The elevated position affords truly spectacular far reaching views over the town and the beautiful Dorset countryside stretching out beyond. Offered for sale with the benefit of no onward chain.

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High Street
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SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		49	69
EU Directive		2002/91/EC	



The Property

Inside

Ground Floor

The front door opens into the entrance hall, with doors leading through to the sitting room and dining room. The sitting room is a wonderfully characterful space, with an exposed ceiling beam and a feature fireplace as a focal point, together with a useful storage cupboard. The dining room is a well proportioned room, opening through to the kitchen, which has a delightful outlook over the famous Gold Hill and a door leading out to the rear porch. Throughout the property there is scope to modernise and improve to a purchaser's own taste. A downstairs WC and two useful storage rooms complete the accommodation on this level.

First Floor

The landing gives access to both well proportioned double bedrooms, the main bedroom benefitting from

built in wardrobe space. The shower room serves both bedrooms.

Outside

Garden

A generous garden for the area, enjoying a sunny south westerly aspect. The elevated position of the property means the garden benefits from some truly breathtaking views across the rooftops and rolling Dorset countryside, making it a particularly special outdoor space to enjoy.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
Gas Fired Central Heating
Timber Framed Windows
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Shaftesbury is a popular and

historic market town, renowned for its character, vibrant community and stunning views across the Blackmore Vale. The town offers a wide range of everyday amenities, including independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities. There are good road links to nearby Gillingham, Sherborne, Blandford Forum and Salisbury, while Gillingham railway station provides direct services to London Waterloo.

Postcode SP7 8JP

What3words
///freshen.taxpayers.replace

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