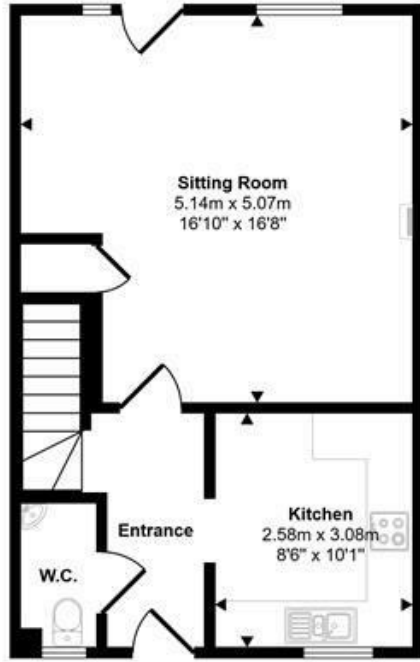
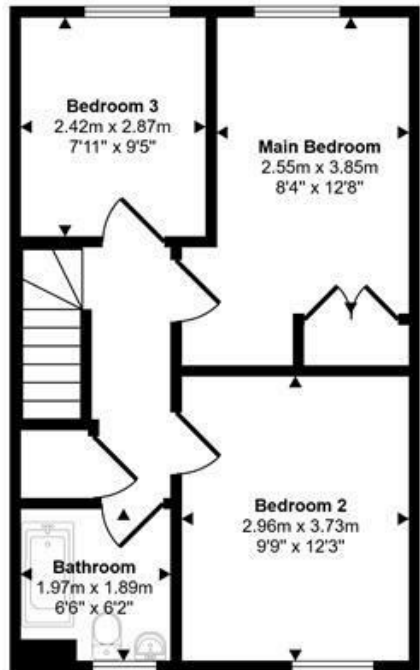




Approx Gross Internal Area  
85 sq m / 914 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft



First Floor  
Approx 43 sq m / 460 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.

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Dorset  
SP8 4AA

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gillingham@mortonnew.co.uk  
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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		EU Directive	

# Morton • New

selling and letting properties



Allen Road  
Shaftesbury

35% Shared Ownership  
£91,000

A well presented three bedroom mid terrace home offered for sale on a 35% shared ownership basis, situated within easy walking distance of Shaftesbury town centre. One of the highest and most historic hilltop towns in England, Shaftesbury sits above the Blackmore Vale and offers a good range of everyday amenities including independent shops, cafes, pubs, a primary and secondary school and regular markets. Gillingham is around five miles away with a mainline railway station offering direct services to London Waterloo and Exeter.

Well laid out and finished to a good standard throughout, the accommodation is arranged across two floors. On the ground floor a generous sitting room features a fireplace as its focal point and has a door leading directly out to the rear garden, alongside a kitchen and a ground floor WC. Upstairs three bedrooms and a bathroom are found. New flooring has been fitted throughout the ground floor during the current ownership.

Outside, an enclosed west facing rear garden is a sunny and private space laid to artificial grass with a timber shed. Two off road parking spaces are accessible to the rear of the property.



## The Property

### Inside

#### Ground Floor

Entering through the front door into the entrance hall, the sitting room is a generous reception space with a feature fireplace creating a focal point to the room. Off the hallway, the kitchen is fitted with traditional shaker style units and laminate worktops, with a built in oven and space for further white goods. A window looks out to the front of the property and there is a good amount of worktop space throughout. A ground floor WC completes the accommodation at this level.

#### First Floor

Stairs rise to the first floor landing where three bedrooms are found, the main bedroom being a double room with built in storage. Bedroom two is a good sized double and bedroom three a well proportioned single, all served by a family bathroom.

### Outside

#### Garden

An enclosed west facing rear garden is a sunny and private space, not overlooked and laid to artificial grass for easy maintenance. A timber shed is included within the plot.

#### Parking

Two off road parking spaces are situated to the rear of the property, accessible via a rear gate from the garden.

### Useful Information

Energy Efficiency Rating Tbc  
 Council Tax Band D  
 Mains Drainage  
 Upvc Double Glazing  
 Gas Fired Central Heating  
 Leasehold - 113 years remaining  
 Monthly rent £324.02  
 Service Charge £50.62 which includes building insurance, managements fee and estate cleaning service.

Vendors will need to find onward purchase

### Location and Directions

Shaftesbury is a historic hilltop town set in the beautiful North Dorset countryside, renowned for its iconic Gold Hill and far-reaching views over the Blackmore Vale. The town offers a range of independent shops, cafés, schools, and leisure facilities, creating a vibrant yet traditional community. Surrounded by scenic walking routes, it provides a balance of rural charm and everyday convenience, with further amenities available in nearby Gillingham and Blandford Forum, the former benefiting from a mainline railway station with direct services to London Waterloo.

Postcode SP7 9QG

What3words  
 ///cricket.ownership.purple

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.