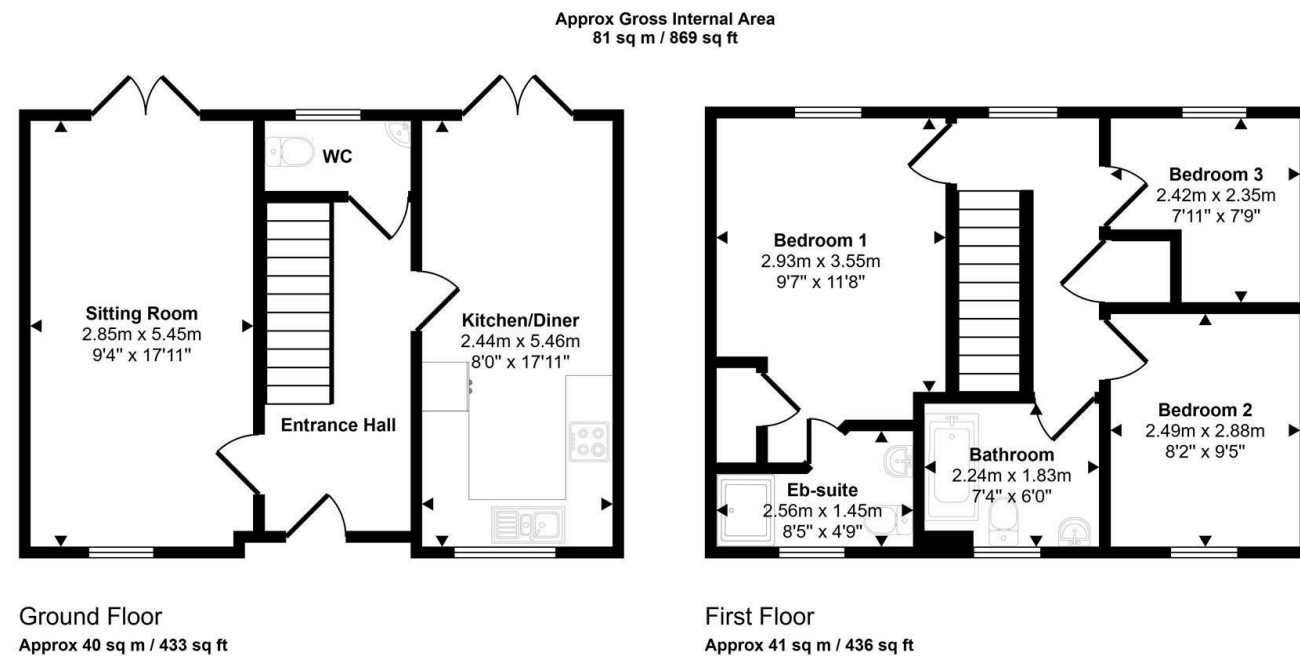




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



## Allen Road Shaftesbury

Asking Price  
£280,000

Situated in a desirable location in Shaftesbury, this bright and spacious three-bedroom end-terraced property offers well-proportioned living throughout. The property is located in a popular residential area on the fringe of Shaftesbury, where town and country start to merge yet is within reach of a local Spar shop and the town centre. Shaftesbury caters well for everyday needs with a selection of independent shops and chain stores, as well as a variety of entertainment venues, doctor and dentist surgeries and schooling for all ages.

The downstairs accommodation has been thoughtfully designed for wheelchair access. The home features a generous sitting room filled with natural light, with patio doors opening out to the sunny rear garden—perfect for relaxing or entertaining. At the heart of the home is a modern open-plan kitchen/dining room, offering ample worktop space, a range of eye and floor level units, and integrated appliances. Patio doors also lead directly to the garden, enhancing the indoor-outdoor flow. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-sized bedrooms, including a principal bedroom with its own en-suite. A sleek family bathroom serves the remaining bedrooms.

Outside, the beautifully maintained rear garden enjoys a sunny aspect, providing a lovely space for outdoor living. The property also benefits from a garage and off-road parking.

This is an ideal home for families, professionals, or anyone seeking a well-located, move-in-ready property in Shaftesbury.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>90</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>79</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## The Property

### Accommodation

#### Inside

Ground Floor  
Upon entering the property there is a spacious entrance hall with doors leading to the sitting room, kitchen/dining room and downstairs WC. The sitting room benefits from dual aspect and has patio doors leading out to the rear garden. The kitchen/dining room is spacious and the kitchen offers a good amount of eye and floor level storage as well as integrated appliances.

#### First Floor

Stairs rise to the first floor where there are three good sized bedrooms, the principle benefitting from an en-suite. The family bathroom has a bath with an overhead shower, pedestal style wash hand basin and a low level WC.

### Outside

#### Garage and Parking

The garage can be accessed via the garden and to the rear of the property and has power. There is allocated parking is next to the garage.

#### Garden

The garden is beautifully presented with a sun terrace and a paved pathway leading to the garage. The rest of the garden is laid to lawn with mature shrubs surrounding the borders. There is also a side access gate.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band D  
Wooden Framed Triple Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

### Directions

Postcode - SP7 8GB  
What 3 words - entitle.zinc.winter

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.