



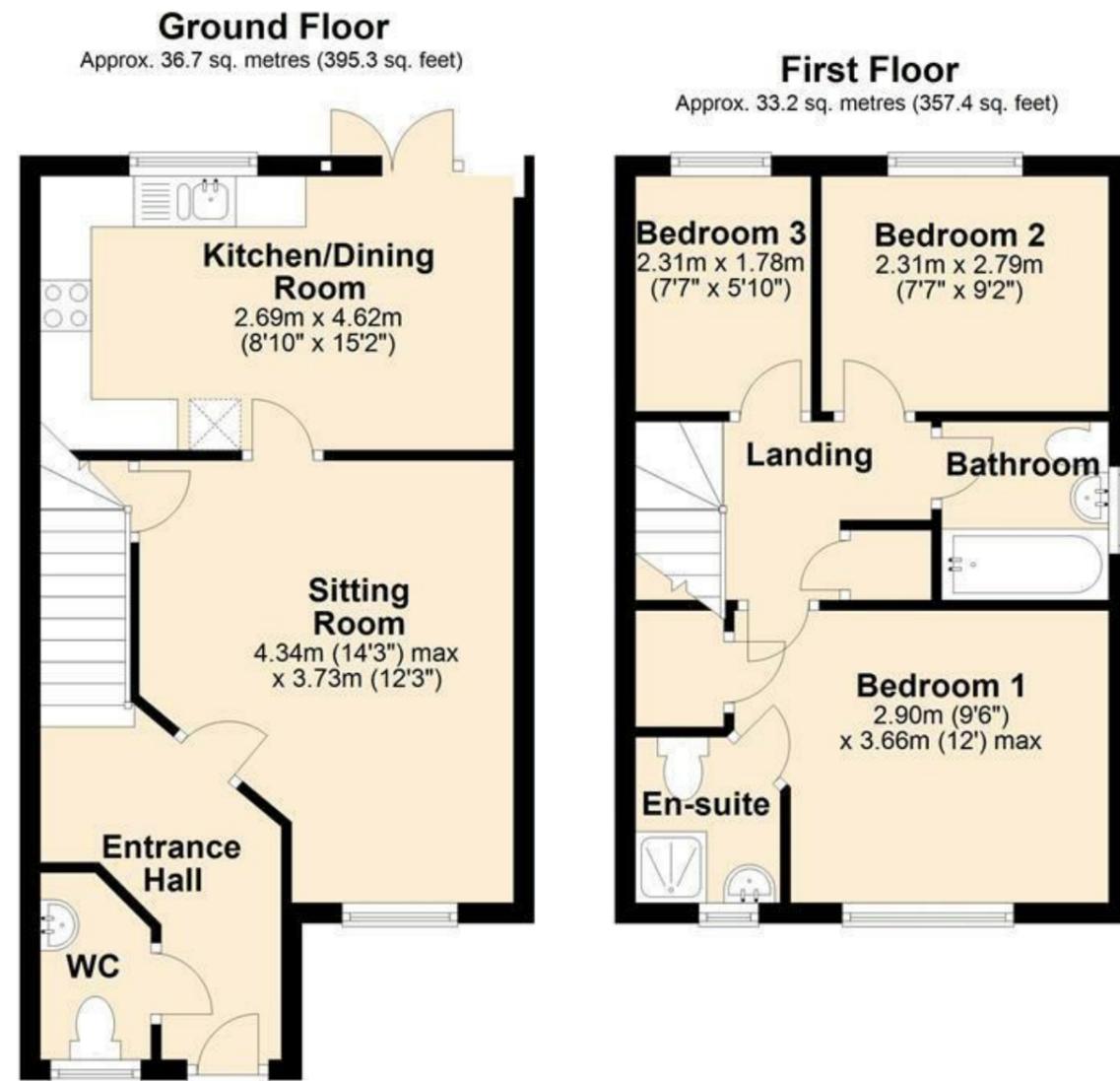
Maple Road
Shaftesbury

Asking Price
£230,000

A delightful semi detached nearly new family home with three bedrooms, two of which are double sized and situated in a residential area popular with families, professionals and retirees, alike. The property lies on the edge of the town and is within walking distance of local amenities, which include a Spar shop. This bright and nicely proportioned home was completed in 2018 and has been the much loved and enjoyed home to our sellers since new. During this time they have added a few finishing touches that have included the laying of a good sized paved seating area and heated towel rails. The property also benefits from the advantage of uPVC double glazing throughout, gas fired central heating from a combination boiler and the remainder of the National House Builder Guarantee. The property would make a great first time home or family home, an interim downsize in retirement, lock up and leave UK base or even as an investment for the rental market. A viewing is strongly suggested to really appreciate its size and layout as well as its' location, which is within easy reach of the town where there is a selection of individual shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The town of Gillingham is just five miles away with a mainline train station serving London, Waterloo and the West Country.

In brief, the ground floor accommodation consists of inviting entrance hall, sitting room, combined kitchen and dining room plus a cloakroom. On the first floor there is the bathroom and three bedrooms, two are double sized with main benefiting from an en-suite shower room. Outside there is an enclosed rear garden - laid to lawn and paved patio and two parking spaces to the front of the property.

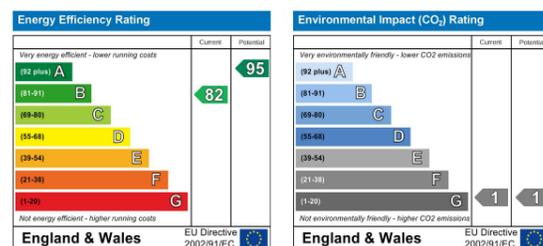
Energy Efficiency Rating B - Council Tax Band C



Total area: approx. 69.9 sq. metres (752.7 sq. feet)

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ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed door with inset spy hole opens into an inviting entrance hall. Ceiling light. Smoke detector. Central heating thermostat/programmer. Wall mounted electrical consumer unit. Radiator. Power and telephone points. Wood effect flooring. Stairs rising to the first floor and white panelled doors to the cloakroom and to the:-

Sitting Room

4.34m" x 3.73m" (14'3" x 12'3")

Maximum measurements - Window to the front. Radiator. Power, telephone and television points. Wood effect flooring. Door to under stairs cupboard. White panelled door to the:-

Kitchen/Dining Room

2.69m" x 4.62m" (8'10" x 15'2")

Dining Area - Double doors opening out to paved seating area. Ceiling light. Radiator. Power points. Wood effect flooring.

Kitchen Area - Window with tiled sill overlooking the rear garden. Recessed ceiling lights. Wall cupboard housing the gas fired central heating boiler. Power points. Fitted with a range of sleek finished modern kitchen units consisting of floor cupboards with drawers and eye level cupboards. Good amount of wood effect work surfaces with matching upstand. One and half bowl stainless steel sink and drainer with mono tp. Built in electric oven and gas hob with brushed metal splash back and extractor hood above. Space for a fridge/freezer. Space and plumbing for a washing machine and dishwasher. Wood effect flooring.

Cloakroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Radiator. Low level WC with dual flush facility. Corner pedestal wash hand basin with tiled splash back. Vinyl flooring.

First Floor

Landing

Stairs rise up to a part galleried landing. Ceiling light. Access to the loft space. Power points. Storage cupboard fitted with hanging rail and slatted shelf. White panelled doors to all rooms.

Bedroom One

2.90m" x 3.68m" (9'6" x 12'1")

Maximum measurements - Window to the front. Ceiling light. Radiator. Power points. Deep over stairs storage cupboard. White panelled door to the:-

En-Suite Shower Room

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Extractor fan. Wall shelf with inset mirror Pedestal wash hand basin. Tiled shower cubicle. Low level WC with economy flush facility. Chrome heated towel rail. Vinyl flooring.

Bedroom Two

2.31m" x 2.79m" (7'7" x 9'2")

Window to the rear with a partial view. Ceiling light. Radiator. Power points.

Bedroom Three

2.31m" x 1.78m" (7'7" x 5'10")

Window to the rear with a partial view. Ceiling light. Radiator. Power points.

Bathroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Extractor fan. Chrome heated towel rail. Fitted with a modern suite consisting of low level WC with dual flush facility, pedestal wash hand basin and bath with tiled splash back. Vinyl flooring.

Outside

Garden and Parking

There are two parking spaces to the front of the property and a path leads down the side of the house to a gate opening to the rear garden. This is laid to a good sized paved seating area and the remainder laid to lawn. The garden is fully enclosed and offers a blank canvas to design to one's own choice.

Directions

From the Gillingham Office

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the fourth exit onto Christy's Lane. At the next roundabout take the first exit onto Pound Lane and continue to the end. Turn left and go through the calming system and continue forward and bear to the left onto Maple Road. The property will be found towards the end on the right hand side.



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.