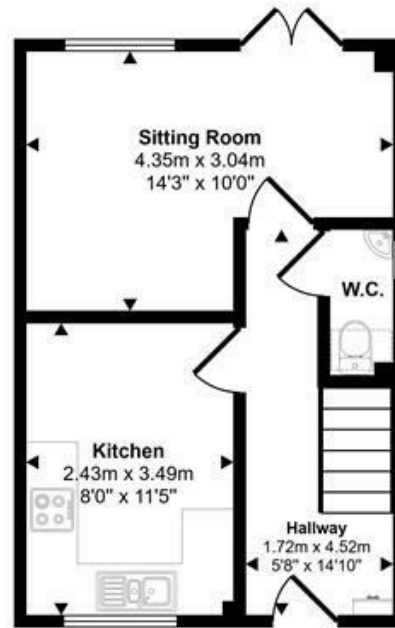
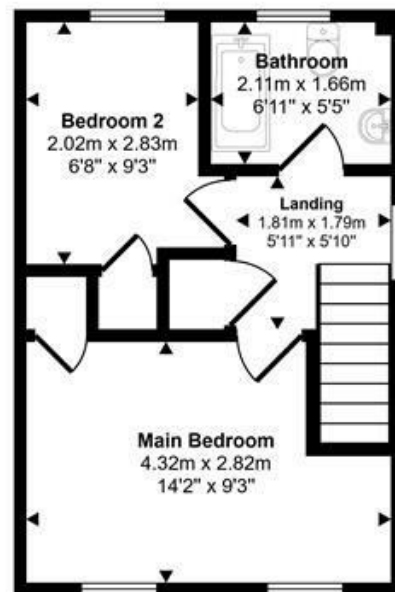




Approx Gross Internal Area
57 sq m / 612 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft



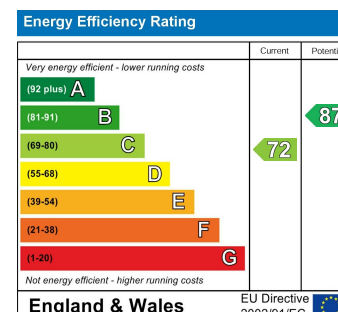
First Floor
Approx 28 sq m / 303 sq ft

Denotes head height below 1.5m

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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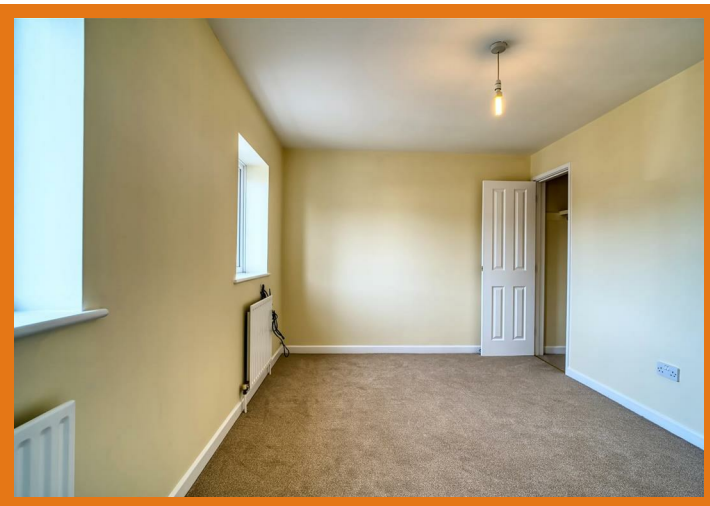
Butts Pond
Sturminster Newton

Guide Price
£225,000

A well presented stone, end of terrace home situated within a convenient town location, offering well proportioned accommodation together with a low maintenance courtyard garden. Built in 2003, the property provides a practical and easy to manage layout, making it an ideal purchase for an array of buyers including first time buyers, investors or those looking to downsize.

The sitting room is a particularly appealing feature, enjoying good natural light and French doors opening directly into the garden, creating a natural connection between inside and outside space. The property offers comfortable accommodation as it stands, whilst also presenting scope for a purchaser to update and personalise to their own taste over time.

Further benefits include two bedrooms, both with built in storage, an enclosed rear courtyard garden with side access, and two allocated parking spaces located to the rear. Recently repainted and fitted with new carpets, the property is offered for sale with the benefit of no onward chain.



Accommodation

Inside
The accommodation is entered via a front door into a hallway which provides access to the ground floor rooms together with a staircase rising to the first floor. A cloakroom with WC is also conveniently located on the ground floor.

The sitting room is a bright and comfortable reception space, offering ample room for seating and everyday living, with French doors opening onto the rear courtyard allowing for plenty of natural light and providing direct access outside.

The kitchen is fitted in a traditional style with a range of wooden units and worktop space, incorporating an oven with hob, together with space and plumbing for a washing machine and further appliance space.

On the first floor, the landing leads to two bedrooms. The main

bedroom is a well proportioned double room benefiting from built in wardrobe space, while the second bedroom also includes built in storage and offers flexibility for a variety of uses.

The accommodation is completed by the family bathroom which is fitted with a bath, wash hand basin and WC.

Outside

To the rear of the property there is an enclosed and low maintenance courtyard garden, designed for ease of upkeep and offering a good degree of privacy. The space is well suited for outdoor seating and benefits from side access.

Two allocated parking spaces are located to the rear of the property, providing convenient off-road parking.

Useful Information
Energy Efficiency Rating C

Council Tax Band C
Gas Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
No Onward Chain

Location and Directions

Sturminster Newton is a popular market town set within the Dorset countryside, offering a good range of everyday amenities including independent shops, a supermarket, cafes and public houses, along with schools and healthcare facilities.

The town is well known for its traditional character and strong sense of community, with a regular market and a range of local events throughout the year. Further facilities can be found in the surrounding towns including Sherborne and Blandford Forum, both of which offer a wider selection of shopping, schooling and leisure amenities.

Postcode DT10 1BE

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.