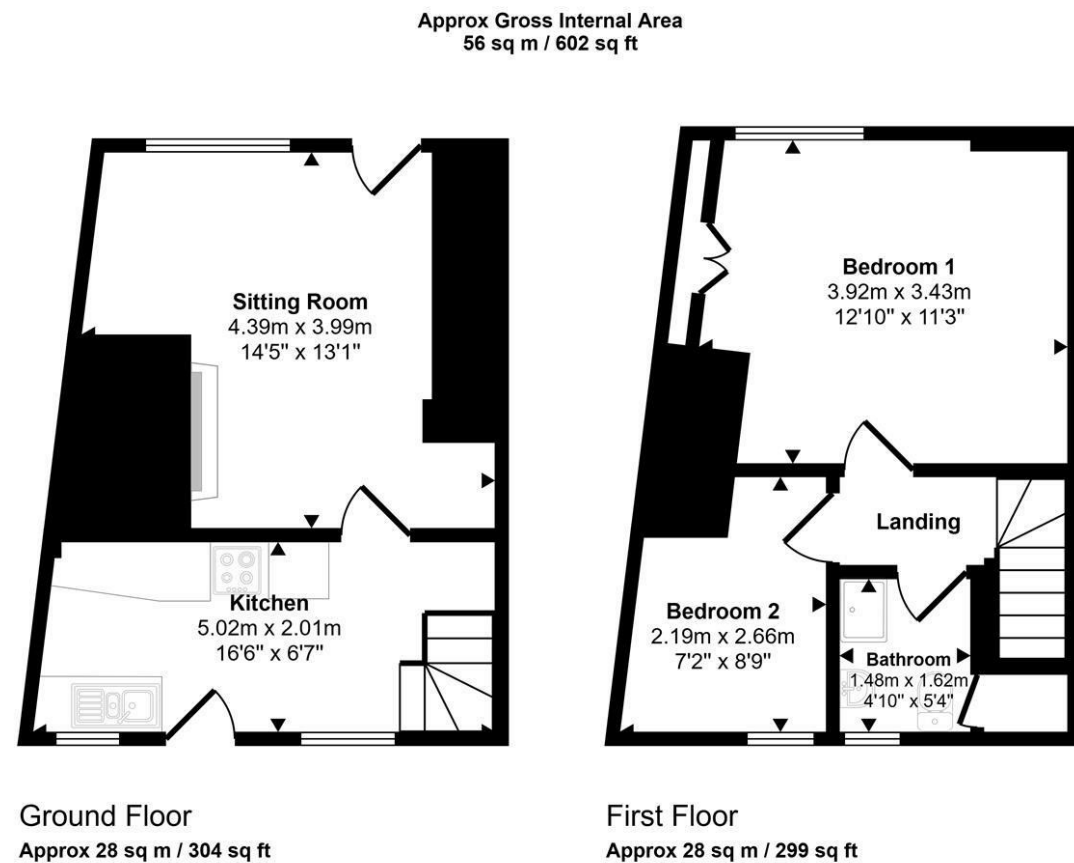




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

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 2002/91/EC	



Church Street
Sturminster Newton

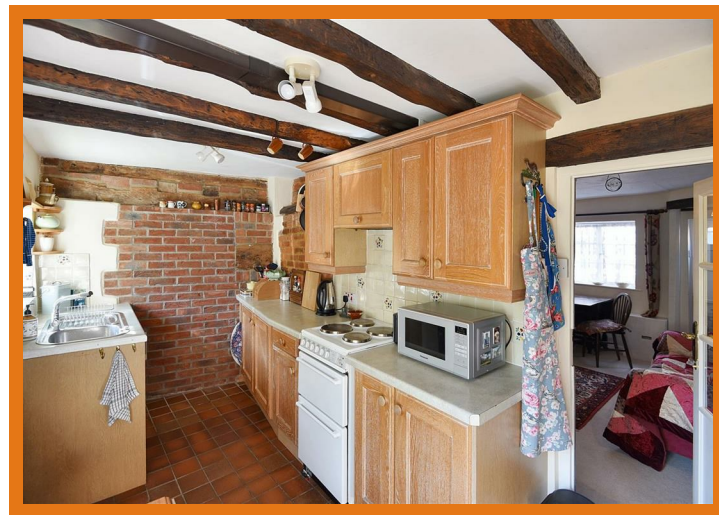
Asking Price
£235,000

A fantastic opportunity to purchase this grade two listed, mid-terraced cottage, situated in Sturminster Newton. The property lies within easy reach of some wonderful country and riverside walks as well as the town centre. Sturminster Newton caters well for everyday needs with a selection of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

We believe the property dates back to the 1700s and has been much loved by the current owner for the past fourteen years. Stepping through the front door, you are welcomed into an inviting and cosy sitting room where there is an inglenook with an electric wood burner in it. The well-appointed kitchen is situated just off the sitting room, offering ample space for both cooking and casual dining. The charm of the cottage continues upstairs where there are two generously sized bedrooms, featuring stunning exposed brick.

Outside, the property continues to impress with its well-maintained garden. The charming outdoor space is perfect for enjoying the outdoors, whether you're looking to entertain guests, enjoy al fresco dining, or simply unwind in a peaceful environment. For added convenience, the property comes with parking.

This cottage is an ideal choice for those looking for a home full of character. Do not miss out on the opportunity to make this your own.



The Property

Accommodation

Inside

Ground Floor

Upon entering the property you step into the cosy sitting room which has an inglenook with an electric wood burner in it. The well-appointed kitchen is situated just off the sitting room, offering ample space for both cooking and casual dining. There is a good amount of eye and floor level storage, as well as worktop space. The boiler is housed in the corner of the kitchen.

First Floor

The charm of the cottage continues upstairs where there are two generously sized bedrooms, featuring stunning exposed brick and the principle bedroom benefits from built in storage. There is a shower room with a pedestal style wash hand basin, low level WC and an airing cupboard housing the hot water tank.

Outside

Parking

The property benefits from off road parking.

Garden

The rear garden is predominately laid to stone with many mature flowers and shrubs surrounding the borders. There is a garden shed to the back, ideal for storing garden tools.

Useful Information

Energy Efficiency Rating - Exempt
Council Tax Band B
Grade II listed
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

Postcode - DT10 1DB

What 3 words -
remainder.gullible.greyhound

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.