



Lower Road Stalbridge

Guide Price
£225,000

UNEXPECTEDLY RE-AVAILABLE - A well maintained end of terrace home with three good sized bedrooms, presented to the market with the advantage of no onward chain and enjoying a location that perfectly blends town and country living. The property is a short walk to the high street of one of Dorset's smallest towns and has plenty of countryside walks, including the nature reserve, on the doorstep. Stalbridge caters well for everyday needs with an award winning supermarket, post office, family run butchers and a dental surgery. There is also a community library, chemist and highly rated primary school as well as a pub, church and various food outlets.

This modern house offers well proportioned living space with a combined sitting and dining room with ample space for relaxing or entertaining and boasts a double aspect. The kitchen is fitted with modern units and plenty of work surfaces and has a door opening to the paved seating area to the back of the house. Upstairs, there is the bathroom, which is fitted with a modern suite and two double bedrooms plus a single bedroom.

Outside, the rear garden is of a good size with space for outdoor furniture and provides a blank canvas for landscaping to your own design. A timber gate leads out to the parking where there is space for two cars in tandem.

This home is a fantastic opportunity for first-time buyers or young families looking to settle down in a popular friendly residential area as well as a great investment opportunity, a downsize or even an option as a lock-up-and-leave property. The property has recently benefitted from new carpets and is ready to be moved into - just add your own personal touches and it will be your home.

Don't miss out on the chance to make this wonderful property your own - view now to fully appreciate all that this home has to offer as well as its' location.



Total area: approx. 65.1 sq. metres (701.1 sq. feet)

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	



The Property

Accommodation

Inside

Ground Floor

The property is approached from the pavement onto a path that leads to the front door, which has a storm canopy above. The front door opens into the entrance hall that has stairs rising to the first floor and door into the sitting/dining room. The sitting area has an outlook over the front garden and access to a good sized understairs cupboard and opens into the dining area. This enjoys a view over the rear garden and door to the kitchen.

The kitchen is fitted with a modern range of units consisting of floor and eye level cupboards, good amount of wood effect laminate work surfaces with a tiled splash and stainless steel sink and drainer with a mixer tap. There is space for a fridge/freezer, slot in cooker and plumbing for a washing machine. For easy cleaning the floor is laid to vinyl. The part glazed door opens to the rear garden.

First Floor

From the landing, there is access to the loft space and airing cupboard that houses the combination gas fired central heating boiler plus doors to the bathroom and bedrooms. There are three good sized bedrooms - two doubles and a single. The bathroom is fitted with a low level WC, pedestal wash hand basin with mono tap and bath with mixer tap and shower attachment. The floor is a laid to tile effect vinyl flooring.

Outside

Parking

From Springfields there is an arch on the left hand side that leads to the parking area where there are two parking spaces in tandem. It is the middle bay. From the parking there is a timber gate that opens to the rear garden. Please note, the parking area and access to it is owned by the property. Please speak with the agent for more information.

Garden

The front garden is laid to lawn. To the back of the house there is a good sized garden with paved seating area and an

outside tap with the rest of the garden being laid to lawn with shrub and flower borders. It is fully enclosed in part by timber fencing and stone walls.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. The property will be found on the left hand side set back from the road by a mature hedge - just before turning left for Springfields. Postcode DT10 2NJ.

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.