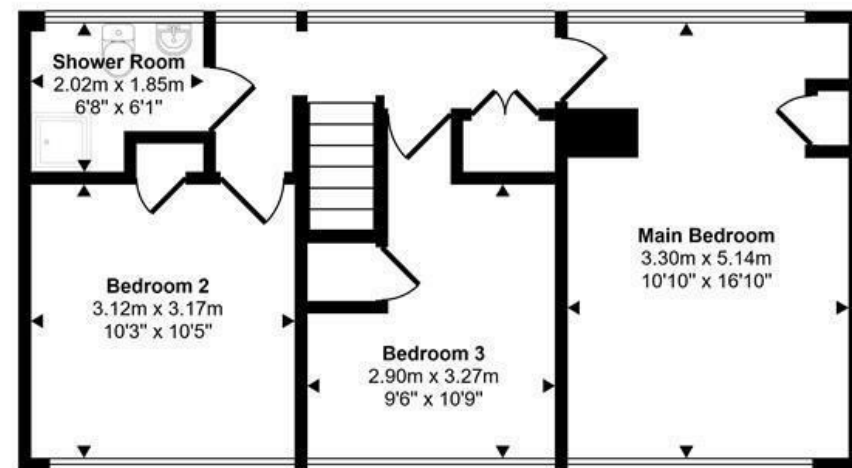


Ground Floor  
Approx 67 sq m / 722 sq ft



First Floor  
Approx 49 sq m / 531 sq ft

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.



Brinsley Close  
Sturminster Newton

Guide Price  
£265,000

Offered for sale with no onward chain. An end of terrace house positioned within a central town location, offering generous accommodation and significant potential for modernisation. Originally built as accommodation for the local police officers in the late 1970s the property has been owned by the current vendors for the past four years and has been a successful rental property during this time, with general maintenance carried out. Offered to the market with the bonus of no onward chain, it provides an opportunity for buyers to update and improve a well-sized home to suit their own tastes and requirements.

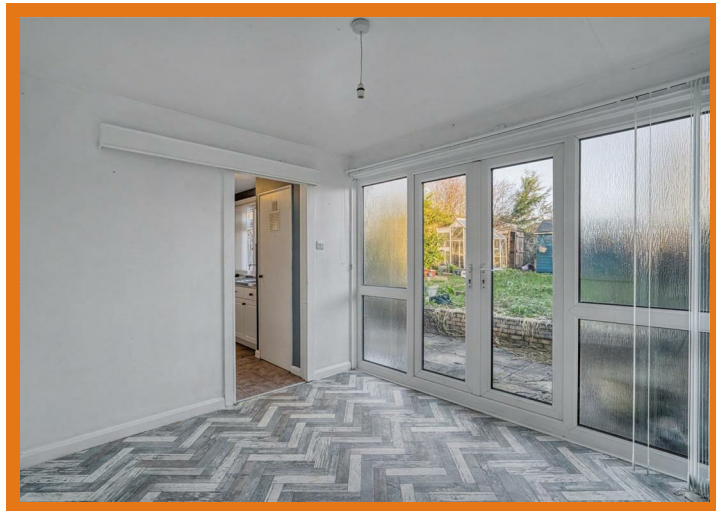
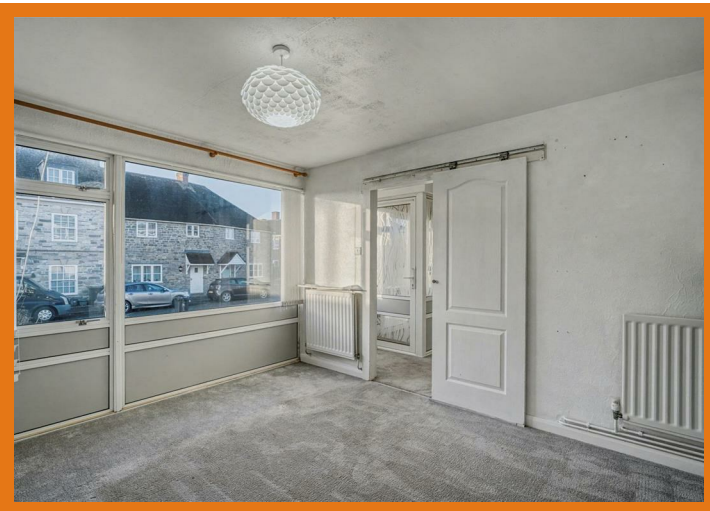
The accommodation is arranged over two floors and includes three double bedrooms, two reception rooms, a family bathroom and a downstairs cloakroom. The house is naturally bright and airy, with well-proportioned rooms and a layout that lends itself well to family living. A particular feature is the amount of off-road parking in addition to an integrated garage, which is a notable advantage for a property so close to the town centre.

The location is highly convenient, allowing easy access to the amenities of Sturminster Newton. The town offers a range of independent shops, cafés and public houses, along with a supermarket, leisure centre, primary and secondary schooling and riverside walks along the River Stour. The property is a great opportunity for families, first-time buyers or those looking for a project property in a well-served Dorset town.

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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Inside**

The front door opens into an entrance hall providing access to the main ground floor accommodation. The sitting room is a comfortable and well-proportioned space, enjoying good natural light and suitable for everyday living. The second reception room provides further flexibility and could be used as a dining room, family room or home office, depending on individual needs.

The kitchen is fitted in a traditional style with shaker units and laminate worktops, offering ample storage and preparation space. The layout is practical and works well for day-to-day use, with room for freestanding appliances. From the kitchen there is access to a utility area, providing additional storage and appliance space, and a downstairs cloakroom, which adds convenience for family life and guests.

Upstairs, the first floor landing leads to three double bedrooms, all of good size and offering flexibility for family members and guests. The family bathroom serves the bedrooms and completes the accommodation on this floor. While the property would benefit from updating in parts, the rooms are well arranged and offer a solid base for improvement.

**Outside**

The rear garden is enclosed and laid mainly to lawn, with a patio area providing space for seating or outdoor dining. The garden is manageable in size and benefits from two storage sheds, offering useful space for tools, bicycles or garden equipment. The garden faces north and provides a private outdoor area that can be enjoyed throughout the year.

To the front of the property there is extensive off-road parking, front garden and access to the integrated garage.

**Useful Information**

- Tenure: Freehold
- Heating: Gas central heating
- Drainage: Mains
- Windows: uPVC double glazing
- EPC Rating: D
- Council Tax Band: B
- Offer for sale with no onward chain

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.