



Badger Walk, Shaftesbury

Asking Price £280,000

Badger Walk, Shaftesbury, Dorset, SP7 8FY

- No Forward Chain
- Three Bedroom Terraced House
- Spacious Kitchen/Dining Room
- En Suite to Main Bedroom
- Garage & Parking
- Enclosed Rear Garden
- Fronting onto Pedestrian Only Access
- EPC: C

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

DESCRIPTION

A modern three bedroom terraced house offered for sale with no forward chain. The property benefits from facing onto a pedestrian-only footpath, and in a quiet location within a popular development.



The property is entered into the hallway, which gives access to the spacious sitting room on the left hand side, which has doors into the rear garden. On the opposite side of the hallway is the kitchen/dining room, which has modern fitted units, with a fitted one and a half bowl sink, oven with gas hob, and space for white goods. Also on the ground floor, accessed from the hallway, is a cloakroom with a WC and hand wash basin.

On the first floor, there are three bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room. There is one further double bedroom and a single bedroom. The family bathroom is fitted with a modern three piece suite comprising of a panelled bath, WC and hand wash basin.





STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

OUTSIDE

To the front is a small garden with a path to the front door, enclosed by a dwarf wall. The rear garden is enclosed by fencing and has a lawn, patio area adjacent the house, and a path leading to a rear access gate opening to the parking area and further on the garage.

TENURE

Freehold. There is an annual service charge for the estate of £169.00.

SERVICES

Mains services are connected.

COUNCIL TAX

Dorset Council Tax Band D.

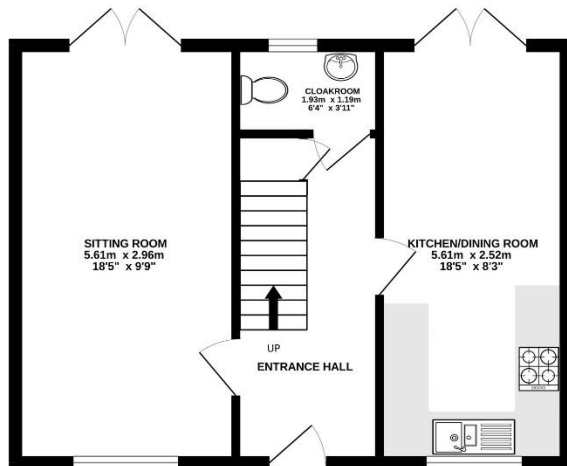
VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk

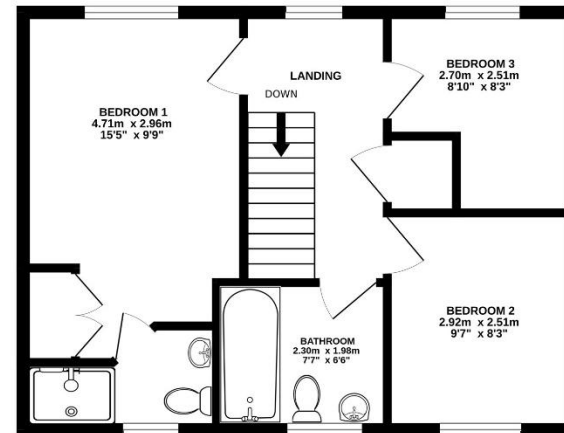




GROUND FLOOR
41.6 sq.m. (448 sq.ft.) approx.



1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (895 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

06 December 2024