



Castle Hill Close, Shaftesbury

Guide Price: £240,000

Castle Hill Close, Shaftesbury, Dorset, SP7 8LQ

·No Forward Chain ·Walking Distance To Shaftesbury Town Centre & Amenities
·Opportunity To Modernise ·Potential To Extend (STPC) ·Generous Front & Rear Gardens ·EPC: E

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.

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.

THE PROPERTY

An exciting opportunity to modernise a three-bedroom, semi-detached home located within the popular Enmore Green area of Shaftesbury.

Despite requiring general modernisation throughout, the property offers huge potential to tailor the home to your own specifications and tastes with a further opportunity to extend to the side or rear of the home, subject to the relevant planning consents.



Entered to the side of the property, the current layout consists of a spacious front sitting room with a further dining room and kitchen located to the rear.

A central stairway gives access to three well-proportioned bedrooms as well the family bathroom. This property is sold as seen and is priced to reflect the level of work required.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band C.

SERVICES

Mains electric, water and drainage are connected.





OUTSIDE

Front: A spacious front garden that currently laid to lawn. Subject to the relevant permissions, the space could form driveway parking.

Rear: Again, of good proportion is the rear garden that is laid to lawn with an additional brick-built store and access to the side of the property.

AGENTS NOTE

We wish to inform you that the property is built of steel frame construction so advise further exploration into homes of such structures, especially if purchasing with a mortgage.

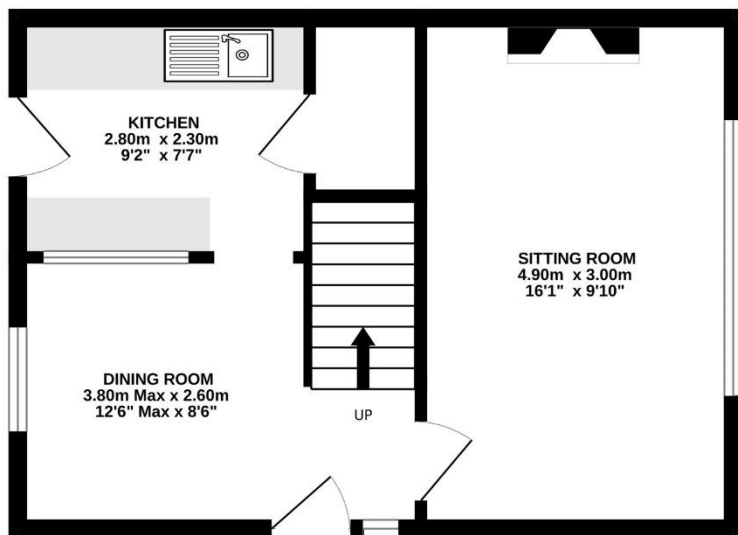
It is also our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

VIEWINGS

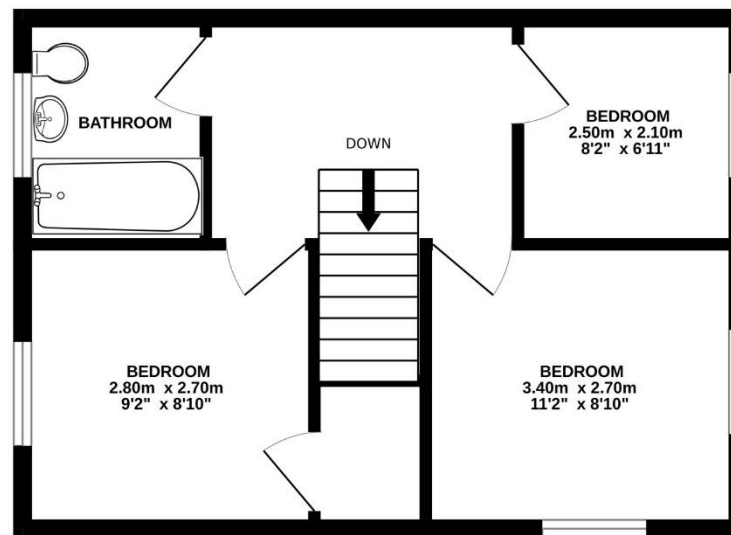
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GROUND FLOOR
37.5 sq.m. (404 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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.
08 January 2025