



FOR SALE

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Sturminster Marshall, Dorset, BH21 3TZ

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FREEHOLD PRICE: OFFERS IN EXCESS OF £325,000

A well proportioned two bedroom, two bathroom spacious end of terrace home with a generous size sitting/dining room, kitchen/breakfast room, separate cloakroom and two parking spaces set in a beautiful semi-rural location with a private garden.

- Entrance hall with tiled floor and under stairs storage
- Kitchen with a range of pine units and complementary worktops, built in cooker and gas hob, space for washing machine, Integrated fridge freezer and tiled floor
- Sitting/dining room with feature fireplace, wooden floors, under stairs storage and double glazed French doors opening onto the patio
- Separate cloakroom with tiled floor, pedestal wash hand basin and WC
- The landing has an airing cupboard and loft access
- Two double bedrooms both with fitted wardrobes, the main bedroom has views across the surrounding countryside and an en suite shower room with separate shower cubicle, pedestal wash hand basin and WC
- Family bathroom with bath and shower fitment, pedestal wash hand basin and WC
- Enclosed south facing rear garden with patio and a range of shrubs and plants
- Set in a courtyard development of similar properties with two allocated parking space, one adjacent to the rear fence and one opposite the rear fence
- Maintenance: We understand from the vendor there is a maintenance charge of approximately £600 per annum

The property is situated close to the A31 approximately five miles from Wimborne and seven miles from Poole. The popular village of Sturminster Marshall is close by and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course.

COUNCIL TAX BAND: E EPC RATING: D

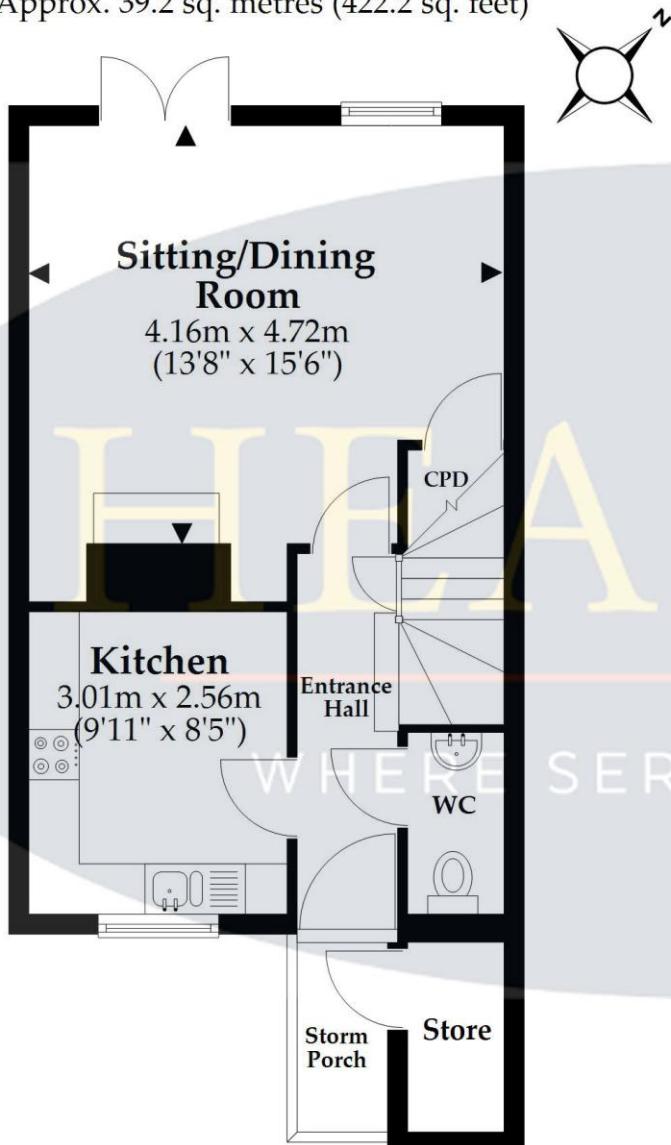
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





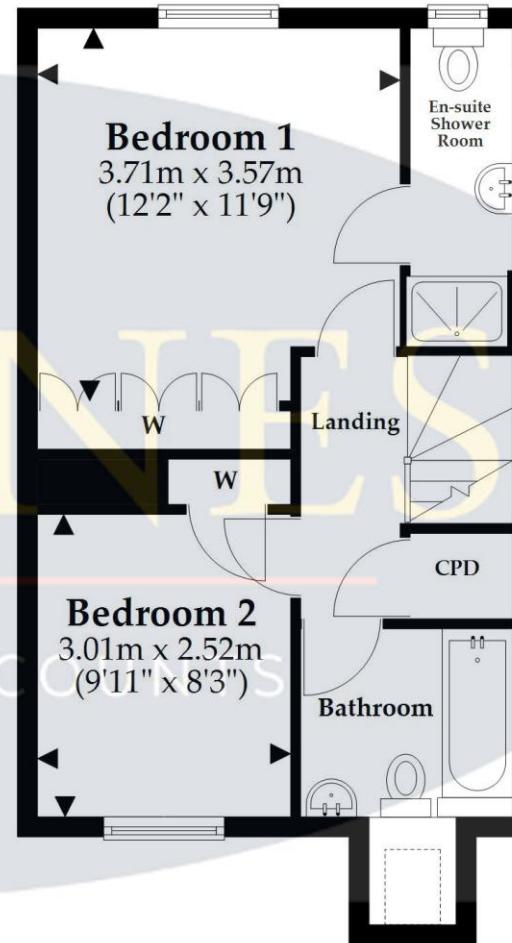
Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





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