

2 Hawthorn Close

Shaftesbury, SP7 8RE



**WOOLLEY
& WALLIS**

Guide Price £195,000

A delightful terrace property situated in a popular residential area of Shaffesbury, boasting well-appointed accommodation and garage.



The Property at a Glance

- Quiet Position
- Cul-de-sac Location
- Two bedrooms
- Courtyard Garden
- Well appointed Accommodation
- Single Garage

Property

Located in a quiet residential area of Shaffesbury, 2 Hawthorn Close is a mid-terrace of four dwellings in a tucked away cul-de-sac location. The property offers sensible accommodation over two floors and has been finished to a high standard throughout. The ground floor comprises porch, sitting room with stairs and both under stair cupboard and study area and kitchen/breakfast room with built in fridge freezer and washing machine, gas hob and rear door to the garden. Upstairs, the sensible sized landing leads into the two double bedrooms at both the front and rear of the property and both boast built in wardrobes. The bathroom has been beautifully finished and is also accessed from the landing.

Outside

The front garden is predominantly laid to lawn, enclosed on both sides with low fencing and has a pathway leading to the front door. The rear garden is again enclosed with wooden fencing and is fully paved. A rear gate and walkway lead from the back of the houses to the front. Although the house boasts no allocated parking plenty of street parking is available. Subject to planning permission the front garden could provide allocated parking similar to a number of neighbouring houses. A single garage is located just around the corner.





The Situation

The historic, hilltop, Saxon town of Shaftesbury offers a vibrant High Street with a variety of national and independent retailers for your everyday needs including opticians, dentist, doctors and a cottage hospital. There are a selection of supermarkets nearby including Tesco, Lidl and a Morrison convenience store in the town centre. Communications are excellent with the A350 running from north to the south coast through the town and the A303 to London can be reached in around 10 minutes by car. The nearby towns of Gillingham and Tisbury include a mainline railway station with services from London Waterloo to the West Country. The area is well known for the large choice of good State and Independent primary and secondary schools and a variety of outdoor and countryside activities including golf, cycling, shooting and horse riding.

Services

Mains water, gas and electricity are connected to the property.

Council Tax

Dorset Council Tax: B

EPC: TBC

Directions

Post code: SP7 8RE

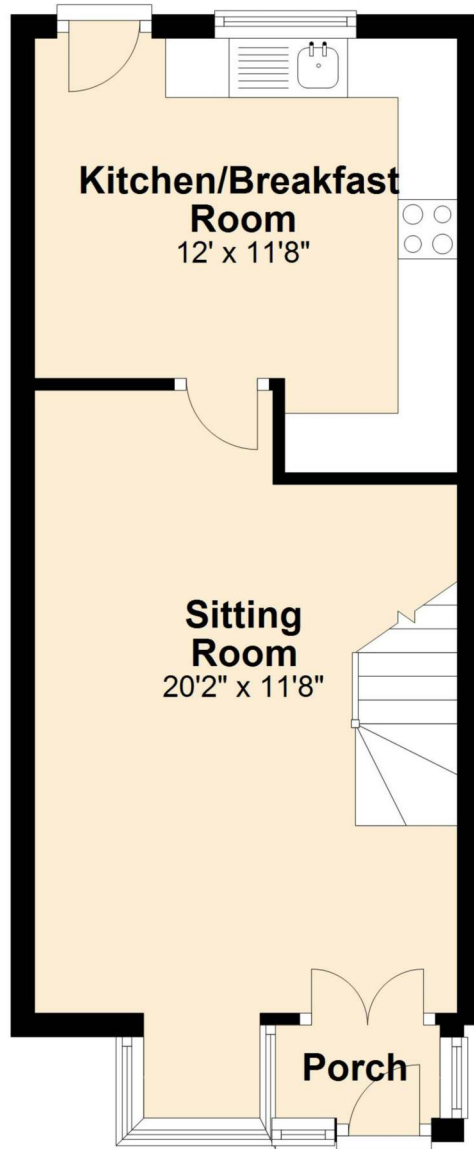
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From the Ivy Cross roundabout in the centre of Shaftesbury proceed north for 400m along Grosvenor Road (A350). Turn right onto Heathfields Way then 3rd left onto Blackmore Road. Hawthorn Close is first left and the property is at the end.



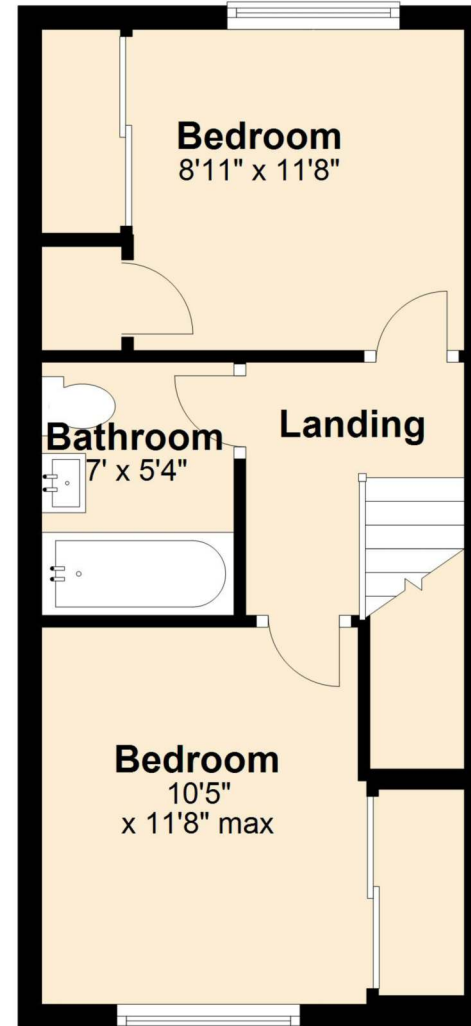
Ground Floor

Approx. 339.2 sq. feet



First Floor

Approx. 315.4 sq. feet



Total area: approx. 654.6 sq. feet

AGENT'S NOTES

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