



36 Ashmore Close, Blandford Forum, Dorset, DT11 7UH





**A 2 Bedroom End Of Terrace House With Conservatory
Situated On The Popular Damory Downs Estate. The Property
Benefits From Allocated Carport Parking, Modern Kitchen &
No Forward Chain**

Entrance Hallway - UPVC part obscure glazed door to front aspect, radiator, stipple ceiling

Kitchen 9'11" (3.02m) x 6'1" (1.85m)- Range of cream fronted base and wall units providing cupboard and drawer storage, work-surfaces with matching upstands, stainless steel electric oven with 4 ring gas hob and extractor hood over, stainless steel single sink with drainer inset and mixer tap, wall mounted Worcester gas boiler, space for washing machine, space for free-standing fridge/freezer, window to front aspect, radiator, laminate flooring, stipple ceiling

Living/Dining Room 14'2" (4.32m) x 14'4" (4.37m)- Stairs to first floor with storage cupboard under, TV point, telephone point, 2 radiators, glazed door and window to rear Conservatory, stipple ceiling

Conservatory 6'7" (2.01m) x 12'5" (3.78m)- Of UPVC and brick construction with polycarbonate roof, French doors to rear garden, electric heater, wall light, tiled flooring

Landing - Access to roof space, smoke alarm, stipple ceiling

Bedroom 1 10'11" (3.33m) x 11'6" (3.51m)- With built-in wardrobes to one wall, cupboard over stairs housing hot water tank, 2 windows to rear aspect, radiator, stipple ceiling

Bedroom 2 7'10" (2.39m) x 9'1" (2.77m)- Window to front aspect, radiator, stipple ceiling

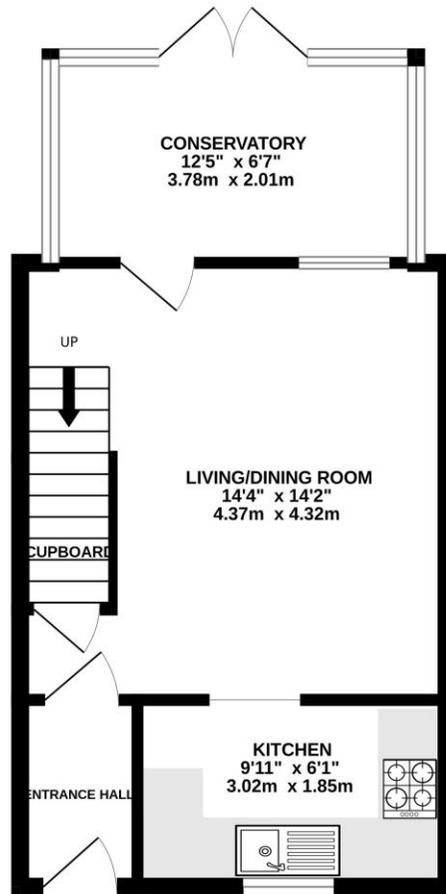
Bathroom - White suite comprising panelled bath with mixer tap, Triton electric shower over, low level WC, vanity wash hand basin with storage under, generously tiled splash-backs, heated towel rail, obscure window to front aspect, mirror, extractor fan, vinyl flooring, stipple ceiling

Outside - Front garden being laid to lawn with path leading to front door, gate to side giving access to fully enclosed rear garden, bounded by brick walling and timber fencing, predominately laid to lawn. Allocated undercroft parking can be found a short distance away from the property

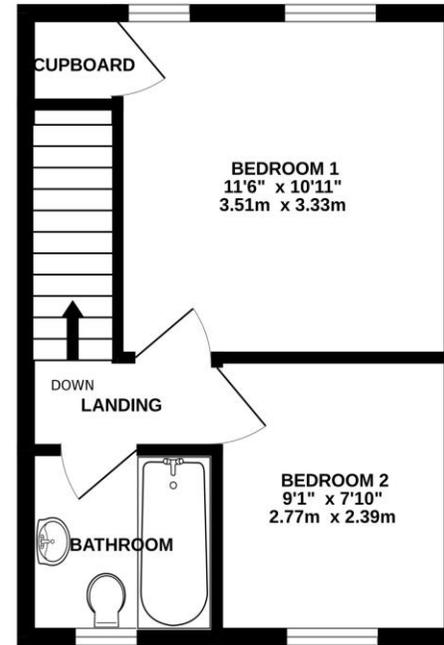


£240,000 Freehold

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) 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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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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