



5 Hill Road, Blandford Forum, Dorset, DT11 7XS





A Modern 3 Storey 3 Bedroom Town House With Adjoining Garage On This Popular Development On The Outskirts Of Blandford Forum. The Property Benefits From Master Bedroom Suite, Cloakroom & No Forward Chain

Entrance Hall - Composite door to front, stairs to first floor, storage cupboard with shelving, telephone point, thermostat, radiator, tiled flooring, smoke alarm, smooth set ceiling

Cloakroom - Low level WC, pedestal wash hand basin, tiled splash-backs, radiator, electric consumer unit, obscure glazed window to front aspect, tiled flooring, smooth set ceiling



Kitchen/Breakfast Room 11'11" (3.63m) x 7'6" (2.29m)- Range of beech fronted base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, stainless steel 1 1/2 bowl sink with drainer inset and mixer tap, electric oven with 4 ring gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, window to front aspect, radiator, tiled flooring, extractor fan, smooth set ceiling

Living/Dining Room 15'6" (4.72m) x 14'6" (4.42m)- UPVC fully glazed French doors and windows to rear garden, under stairs storage cupboard, gas fire place set in stone surround and hearth, TV point, telephone point, 2 radiators, smooth set ceiling

First Floor Landing - Stairs to second floor, storage cupboard with shelving, window to side aspect, radiator, smoke alarm, smooth set ceiling



Bedroom 2 14'8" (4.47m) x 9'1" (2.77m)- With fitted wardrobes to one wall, 2 windows to front aspect, 2 radiators, smooth set ceiling

Bedroom 3 14'7" (4.45m) x 8'9" (2.67m)- 2 windows to rear aspect, TV point, telephone point, radiator, smooth set ceiling

Bathroom - White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, mirror, shaver point, radiator, tiled flooring, extractor fan, smooth set ceiling

Second Floor Landing -

Bedroom 1 14'8" (4.47m) x 14'5" (4.39m)- Window to front aspect, TV point, telephone point, radiator, smoke alarm, smooth set ceiling

Dressing Area - Fitted wardrobes and dressing table, airing cupboard housing hot water tank, Velux window to rear aspect, radiator, access to roof space, smooth set ceiling

En-Suite - White suite comprising oversized shower enclosure with stainless steel controls, low level WC, pedestal wash hand basin, tiled splash-backs, mirror, shaver point, radiator, Velux window to rear aspect, tiled flooring, smooth set ceiling

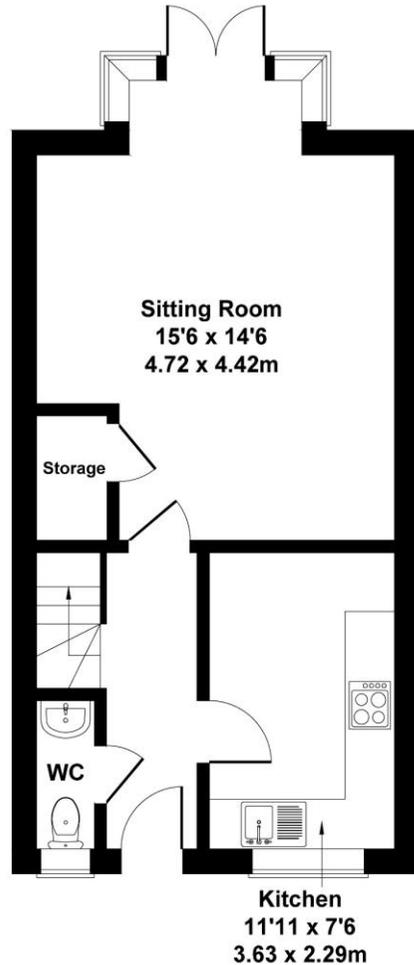
Outside - Fully enclosed rear garden being bounded by timber fencing, large decking area adjacent to the rear of the property, remainder being laid to lawn with shrub borders, paved area to foot of garden

Garage - With up and over door, personal door to side, light and power, eaves storage

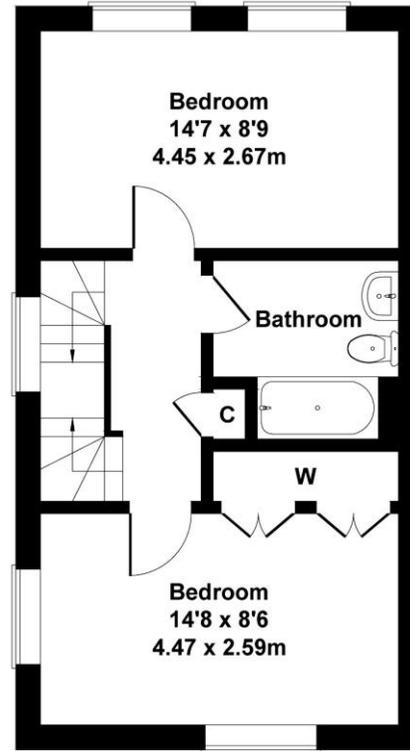
£318,500 Freehold

5 Hill Road

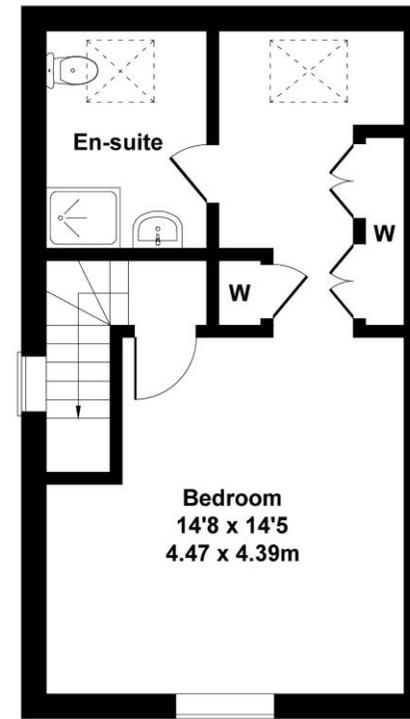
Approximate Gross Internal Area
1217 sq ft - 113 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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