



24 Elizabeth Road, Blandford Forum, Dorset, DT11 7NJ





**An Immaculate 3 Bedroom Mid-Terrace House With South East Facing Garden Enjoying Far Reaching Views Over The Countryside Situated Within Blandford Forum. The Property Benefits From Being Recently Modernised Throughout, Cloakroom & Multi-Fuel Burning Stove**

**Kitchen/Dining Room 15'1" (4.6m) x 10'4" (3.15m)**- UPVC part obscure glazed door with side panel to front, stairs to first floor, range of modern grey fronted base and wall units providing ample cupboard and drawer storage, granite work-surfaces with matching upstands, stainless steel recessed single sink with mixer tap, built-in Miele electric oven with matching microwave oven above, ceramic 4 ring hob with glass splash-back and extractor hood, integrated Neff dishwasher & fridge/freezer, space and plumbing for washing machine, part obscure glazed door to rear garden, window to same, radiator, tiled flooring, extractor fan, smooth set ceiling with recessed lighting

**Cloakroom** - White suite comprising vanity wash hand basin with storage under, low level WC with concealed cistern, tiled splash-backs, under stairs storage cupboard, obscure window to rear aspect, tiled flooring, extractor fan, smooth set ceiling with recessed lighting

**Living Room 15'0" (4.57m) x 11'11" (3.63m)**- Fully glazed French doors to rear garden, window to front aspect, Multi-fuel burning stove with slate hearth and wood mantle, radiator, TV & telephone point, herringbone wood flooring, smooth set ceiling with recessed lighting

**Landing** - Window to rear aspect, access to fully boarded loft space via a drop down ladder, radiator, recessed lighting, smoke alarm, smooth set ceiling

**Bedroom 1 10'5" (3.18m) x 9'2" (2.79m)**- Window to front aspect, storage cupboard above stairs, 2 wall lights, TV & telephone point, radiator, smooth set ceiling

**Bedroom 2 12'0" (3.66m) x 7'11" (2.41m)**- Window to front aspect, cupboard over stairs housing new Glow-worm combi gas boiler, radiator, TV & telephone point, smooth set ceiling

**Bedroom 3 8'8" (2.64m) x 6'9" (2.06m)**- Window to rear aspect with far reaching views over open countryside, radiator, TV & telephone point, smooth set ceiling

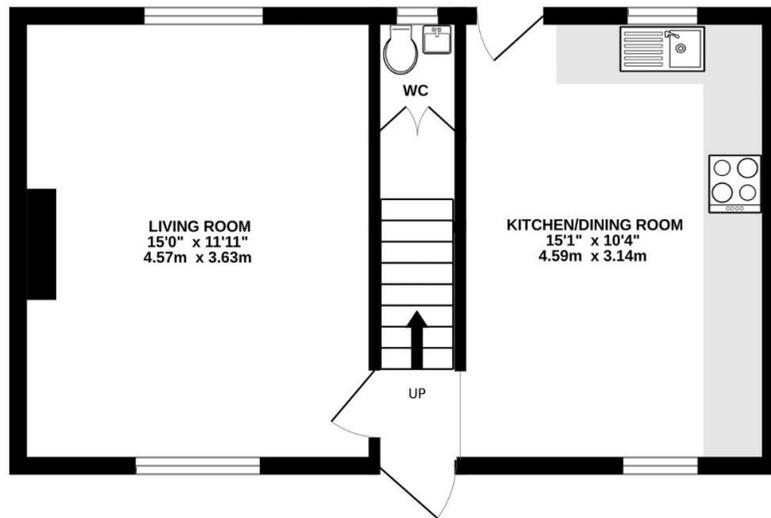
**Bathroom** - Fully tiled white suite comprising 'P' shape bath with centre taps and rain shower head over with recessed controls, low level WC, vanity wash hand basin with storage under, mirror with light, heated towel rail, obscure glazed window to rear aspect, tiled flooring with under floor heating, extractor fan, smooth set ceiling with recessed lighting

**Outside** - Low maintenance terraced front garden, being paved with steps leading to front door, Fully enclosed rear garden being bounded by timber fencing with gate for rear access, large patio area adjacent to the rear of the property with raised brick plant beds, steps down to lawned garden with path to side leading to further paved area, timber shed with light & power, outside tap

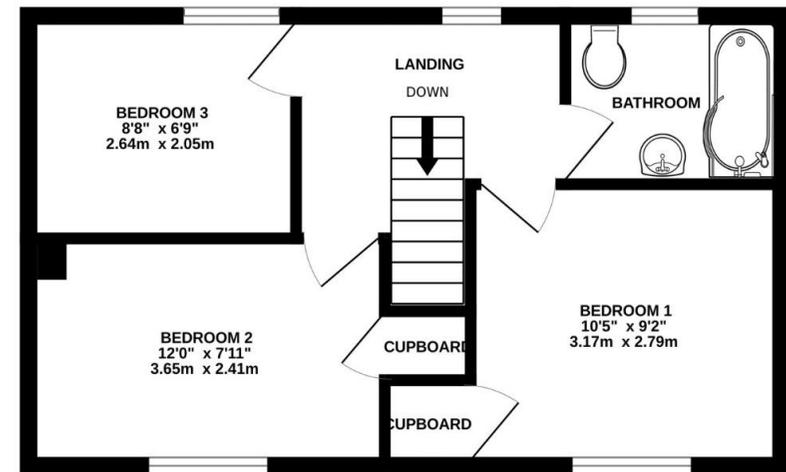


£300,000 Freehold

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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 - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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