



62 Esme Avenue, Blandford Forum, Dorset, DT11 9FL





A superbly presented 2 bedroom semi-detached house with two allocated parking spaces, situated on the outskirts of the town centre. Offered to the market with NO FORWARD CHAIN.

On entering the property you are greeted into the entrance hall, providing access to ground floor and stairs to first floor.

The property offers open plan living on the ground floor with a modern Kitchen fitted with contemporary style units including built-in oven, extractor hood, under counter and floor space for white goods and tall fridge/freezer, breakfast bar providing useful dining seating and high quality wood effect flooring throughout.

The well-proportioned Lounge overlooks the rear garden with access to same, via French doors leading to outside.

The cloakroom with low level WC and wash hand basin is situated below the stairs.

On the first floor there are two Double Bedrooms with Bedroom One overlooking the rear garden and Bedroom Two having a front aspect view.

The Bathroom comprises a panelled bath with shower attachment above, low level WC, wash hand basin, obscure glazed window to side aspect.

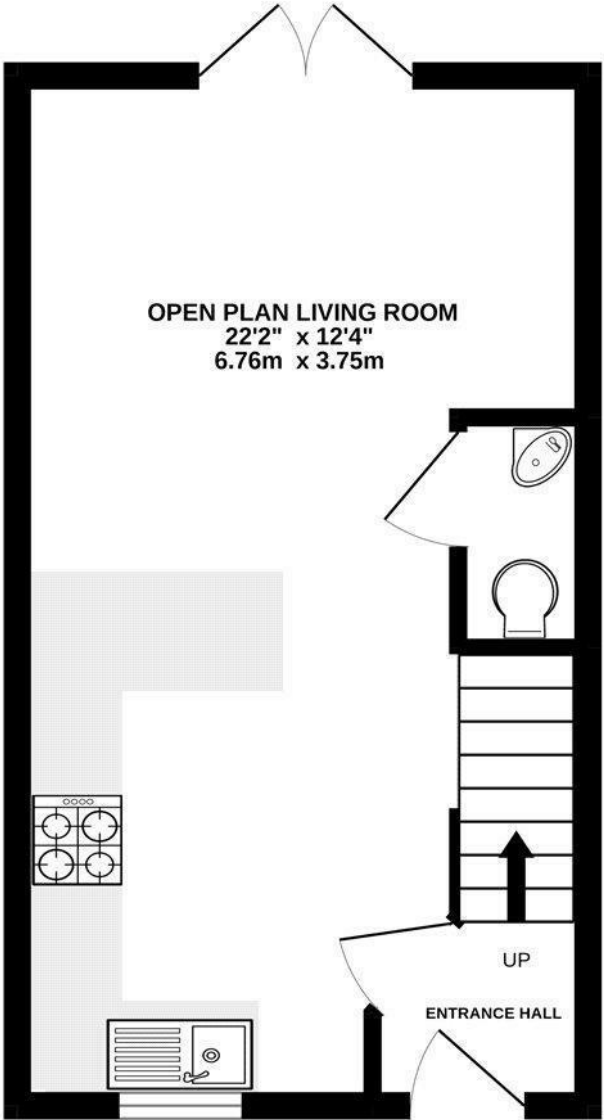
OUTSIDE

The TWO ALLOCATED PARKING SPACES is situated to the front of the property.

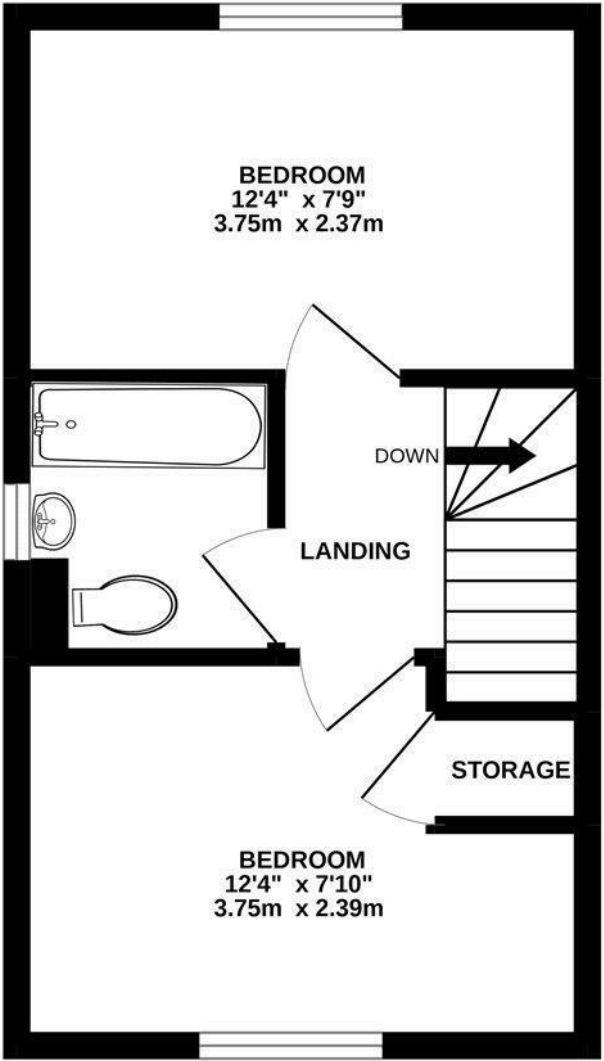
The rear garden is bounded by timber fencing and is predominately laid to lawn with patio area to the rear, there is also side access via a gate.



GROUND FLOOR



1ST FLOOR



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

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600

