



2 Bell Inn Yard, Salisbury Street, Blandford Forum, Dorset, DT11 7AU



**A truly fabulous and quirky one bedroom cottage situated in the heart of the town centre, an ideal first time buy or a potential investment!**

**Kitchen/Living Room 20'3" (6.17m) x 9'2" (2.79m)**- UPVC front door with glazed panel to

Kitchen Area - An individual kitchen with solid wood worktops, circular sink with mixer tap and inset drainer, ceramic 4 ring electric hob with extractor hood above, metal splash backs, space and plumbing for washing machine and freestanding fridge freezer, eye level electric oven on a stainless steel worktop with open storage shelf under, solid wooden flooring, window to front aspect, shelving, inset door mat



Living Area - Double aspect UPVC windows to front and side aspect, spiral staircase with exposed treads, shelving, decorative coving, solid wooden flooring throughout, recessed lighting, wood burner.

**Bedroom 1 14'2" (4.32m) Max x 9'5" (2.87m)**- With double aspect UPVC windows to front and side aspect, exposed wooden beams, open to spiral stair case, wooden cladded feature wall with 2 wall lights, exposed timber frame wall with plastered infill panels, electric radiator, access to roof space

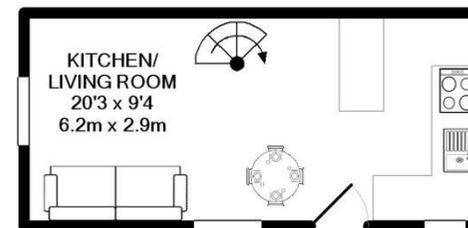
**Study/Dressing Room 8'8" (2.64m) x 4'10" (1.47m)**- With Velux window to rear aspect, exposed wooden beams, feature brick and glass block stud partition, exposed timber frame wall with plastered infill panels



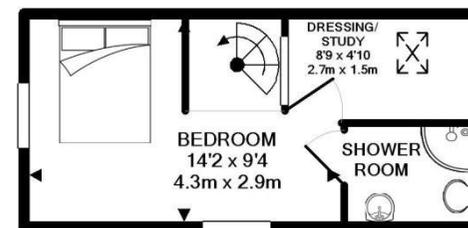
**Shower Room 5'10" (1.78m) x 4'10" (1.47m)**- White suite comprising, corner glass shower enclosure with triton electric shower, pedestal wash hand basin with stainless steel taps and tiled splashbacks, low level WC, part tongue and groove wooden cladding, extractor fan, recessed lighting, vinyl flooring

**Agents Note** - Please speak to agent reference a current informal parking agreement the owners have with a neighbouring property.

**£190,000 Freehold**



GROUND FLOOR  
APPROX. FLOOR  
AREA 189 SQ.FT.  
(17.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 189 SQ.FT.  
(17.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - F

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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