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Clanfield, Sherborne, Dorset

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Clanfield
Sherborne
DT9 6BE

Offered to the market with no onward chain, this two bedroom semi detached property offers well presented accommodation.



- Semi detached property
 - Two bedrooms
- Well presented throughout
 - Off street parking
- Close proximity to amenities
 - No onward chain

Guide Price **£245,000**

Freehold

Sherborne Sales
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THE DWELLING

Situated within a popular residential setting, this semi detached property offers well-balanced accommodation arranged over two floors and is presented in good decorative order throughout.

ACCOMMODATION

The property is approached via a driveway providing off-road parking, with a lawned front garden and covered entrance porch leading to the front door. Internally, the accommodation is light and welcoming, benefiting from neutral décor and modern fittings.

The ground floor comprises a spacious sitting room, at the rear a well-appointed kitchen/dining room is fitted with a range of contemporary wall and base units, integrated appliances and ample space for everyday dining. French doors provide direct access to the rear garden, creating an excellent connection between the indoor and outdoor living space.

On the first floor are two well-proportioned bedrooms together with a family bathroom fitted with a modern white suite.

GARDEN

The rear garden is enclosed by timber fencing and enjoys a paved terrace providing an ideal space for outdoor dining, with the remainder of the garden laid to lawn for ease of maintenance.

SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets such as Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne provides excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools such as the Sherborne schools, Leweston, and Hazlegrove. The town benefits from a regular train service to London Waterloo (approximately 2.5 hours), while a faster service to London Paddington (around 90 minutes) is available from Castle Cary station (12 miles). Bournemouth, Bristol, and Exeter Airports are also within easy reach.

MATERIAL INFORMATION

Mains water, electricity, gas and drainage.
Gas central heating.

Broadband - Ultrafast broadband is available.
Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: C

DIRECTIONS

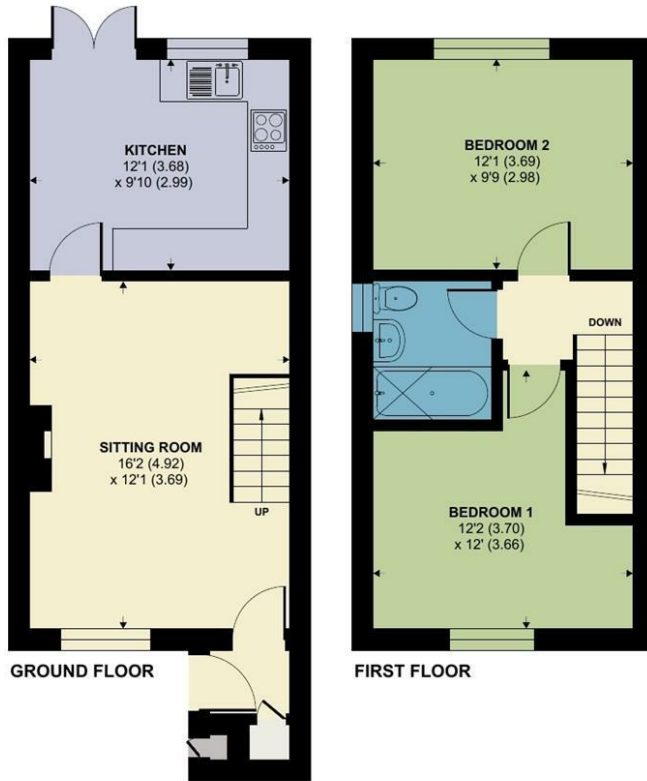
What3words - ///civic.restores.letter



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Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



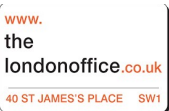
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecorp
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