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ESME AVENUE

BLANDFORD ST. MARY, BLANDFORD FORUM, DT11 9FL



GUIDE PRICE £235,000

- TWO BEDROOM SEMI-DETACHED HOME
- CLOSE TO OPEN COUNTRYSIDE
- OPEN PLAN LIVING
- STYLISH KITCHEN AND BATHROOM
- GARDEN
- ALLOCATED PARKING
- REMAINDER OF BUILDING WARRANTY
- BEAUTIFULLY PRESENTED

This two bedroom semi-detached home is located on the fringes of Blandford Forum in the pretty village of Blandford St Mary. Built in recent years, the property benefits from the remainder of a 10 year Building Warranty.

Stylishly presented throughout the property offers open plan living on the ground floor with a modern kitchen fitted with contemporary style units and including a built-under oven, inset hob and extractor, with under counter and floor space for white goods and tall fridge/freezer. A breakfast bar provides useful dining seating and high quality wood effect flooring is laid throughout. The well proportioned lounge overlooks the fenced and low maintenance rear garden with French doors leading outside. A cloakroom is located beneath the stairs.

On the first floor the two double bedrooms are served by a well appointed bathroom fitted with bath,



wash hand basin and WC as well as a separate rainwater/hand held shower with side screen over the bath.

An ideal first home or investment buy!

The charming Georgian market town of Blandford Forum lies south of the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of independent shops, cafes, restaurants and bars and a good range of supermarkets and food outlets.

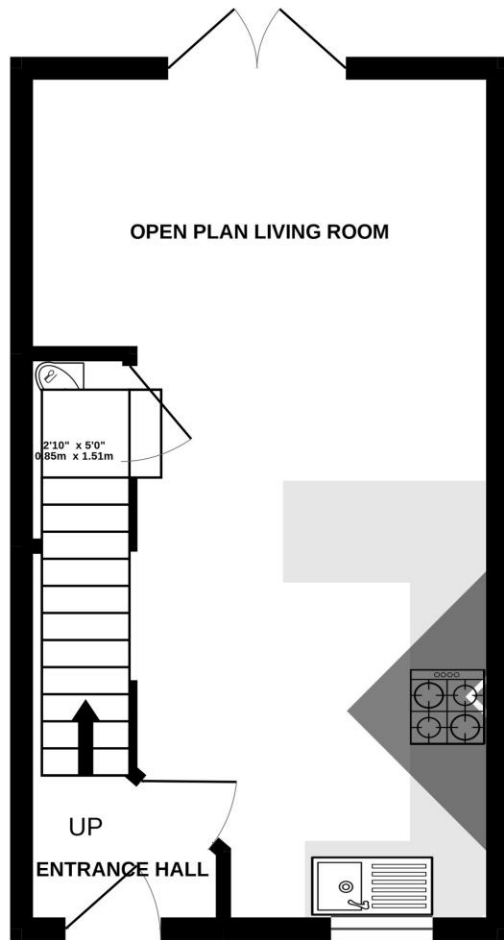
Poole and Bournemouth and Salisbury train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Claysmore. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

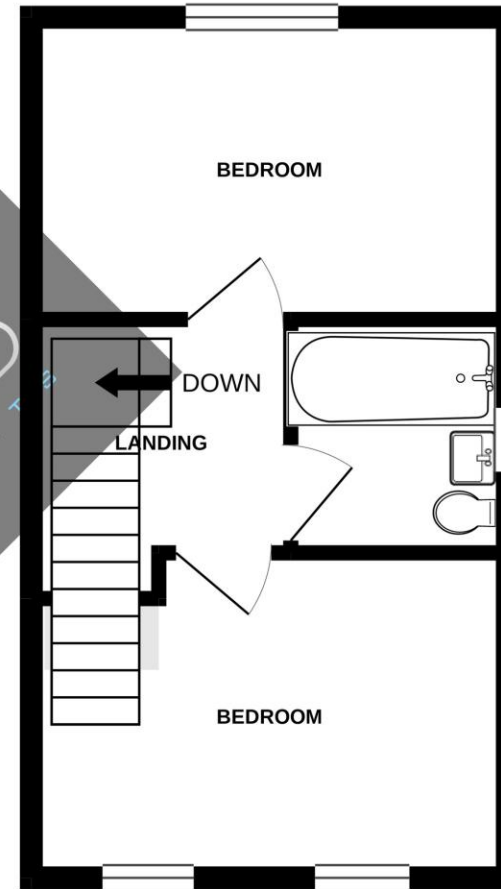
EPC: B



GROUND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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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