

Rolfe East



South Street, Sherborne, DT9 6JG

Offers In The Region Of £225,000

- SPACIOUS PERIOD MID TERRACE HOUSE WITH TWO DOUBLE BEDROOMS.
- SHORT WALK TO VILLAGE CENTRE AND NEARBY COUNTRYSIDE.
- CAST IRON LOG BURNING STOVE.
- MUST BE VIEWED TO BE FULLY APPRECIATED.
- RECENTLY FULLY RENOVATED WITH NEW KITCHEN, BATHROOM AND MUCH MORE.
- GENEROUS REAR GARDEN BOASTING EASTERLY ASPECT.
- BEAUTIFULLY PRESENTED THROUGHOUT.
- SUPERB COUNTRY LANE ADDRESS.
- LPG RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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3 Reads Cottages South Street, Sherborne DT9 6JG

NO FURTHER CHAIN. '3 Reads Cottages' is a beautifully presented, deceptively spacious, terraced house situated in a popular, 'tucked away' residential address, a short walk to the pretty village centre, village shop and cafe and village hall. It is a short drive to Sherborne town centre and the mainline station to London Waterloo. This awesome home has been the subject of full renovation and boasts a generous, level rear garden enjoying a sunny easterly aspect. There is free, unrestricted parking on the lane at the front. It benefits from good levels of natural light from a sunny west-to-east aspect. It is enhanced by uPVC double glazing and is heated by a newly fitted LPG fired radiator central heating system plus a cast iron log burning stove. The accommodation is well arranged and comprises sitting room / dining room and open plan kitchen. On the first floor there is a landing area, two double bedrooms and a first floor family shower room. Some of the rooms on the first floor enjoy pleasant views to nearby countryside. The property is a short walk to the village shop / café and has countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The historic town centre of Sherborne is a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to two mainline railway stations making London Waterloo directly in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. THIS HOUSE MUST BE VIEWED TO BE APPRECIATED!



Council Tax Band: B



Steps rise to storm porch, outside light. Double glazed and panelled front door leads to

SITTING ROOM: 13'8 x 11'6 maximum. A beautifully presented main reception room with excellent ceiling heights, uPVC double glazed window to the front boasting a sunny westerly aspect, timber effect flooring, feature tiled fireplace recess with cast iron log burning stove, period fire surround, radiator, staircase rises to the first floor, under stairs storage recess. Entrance from the sitting room leads through to the kitchen breakfast room providing a full through-measurement of 24'9 maximum.

KITCHEN BREAKFAST ROOM: 12'5 maximum x 8'8 maximum. A range of hand painted panelled kitchen units comprising solid granite worksurfaces, tiled surrounds, inset stainless steel one and a half sink bowl with mixer tap over, space and point for electric oven, glass splash back, a range of drawers and cupboards under, integrated washing machine, integrated fridge, fitted larder cupboard, period style radiator with heated towel rail, timber effect flooring, a range of matching wall mounted cupboards. This room enjoys a light dual aspect with uPVC double glazed windows to the side and rear, double glazed door to the rear, wall mounted cooker hood extractor fan, inset ceiling lighting, electric plinth heater.

Staircase rises from the sitting room to the first floor landing, radiator, latch to loft space. Pine latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'10 maximum x 7'10 maximum. A generous double bedroom, uPVC double glazed window to the front boasts extensive countryside views beyond neighbouring properties and a westerly aspect, radiator, timber clad wall.

BEDROOM TWO: 11'11 maximum x 8'8 maximum. A second generous double bedroom, uPVC double glazed window to the side, radiator, inset ceiling lighting.

FIRST FLOOR SHOWER ROOM: 7'11 maximum x 3'11 maximum. A contemporary suite comprising fitted low level WC, circular wash basin on stone worksurface with cupboards under, mixer tap over, glazed double sized shower cubicle with wall mounted mains shower over, herringbone tiled floor, extractor fan, illuminated demister mirror, chrome heated towel rail.

OUTSIDE:

There is free unrestricted street parking on the lane at the front of the property.

The **MAIN GARDEN** is situated at the rear of the property 52' in length maximum x 19'4 in width. This level rear garden is laid mainly to lawn and enclosed by timber panel fencing, there is a raised timber decked patio seating area, a variety of shaped flowerbeds and borders. Storage area at the rear with area to store recycling containers and wheelie bins, timber log store, LPG tanks, outside power point, outside tap.

Please note: There is a right of way across the rear of this property for neighbouring properties.







Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC