

# Rolfe East



## Amors Drove, Sherborne, DT9 4FB

Offers In Excess Of £190,000

- MODERN TWO DOUBLE BEDROOM HOUSE IN POPULAR RESIDENTIAL AREA.
- ALLOCATED PARKING FOR ONE CAR DIRECTLY BEHIND THE PROPERTY.
- AN IDEAL FIRST TIME PURCHASE OR BUY-TO-LET INVESTMENT!
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- SUNNY SOUTH-FACING PRIVATE LAWNED REAR GARDEN WITH PATIO.
- TIMBER DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING.
- MUST BE VIEWED TO BE APPRECIATED!
- BUILT IN 2016 WITH REMAINDER OF NHBC.
- REQUIRING RENOVATION.
- VACANT - NO FURTHER CHAIN.

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# 56 Amors Drove, Sherborne DT9 4FB

MODERN TWO DOUBLE BEDROOM HOUSE! SUNNY SOUTH-FACING PRIVATE LAWNED REAR GARDEN WITH PATIO! BUILT IN 2016 WITH REMAINDER OF NHBC! ALLOCATED PARKING FOR ONE CAR DIRECTLY BEHIND THE PROPERTY! BESPOKE DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING! REQUIRING MODERNISATION THROUGHTOUT. This lovely home has accommodation comprising entrance hall, open-plan sitting room/kitchen and downstairs WC. On the first floor there is a landing area, two double bedrooms and a family bathroom. Views at the rear from the first floor extend beyond neighbouring properties to countryside and hills beyond. The property is a short walk to Sherborne town centre and Cheap Street, Sherborne's coveted high street with its buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. This house is also a short walk from the breath-taking Sherborne Abbey, Alms Houses and world-famous Sherborne private schools. It is also within walking distance to the mainline railway station making London Waterloo in just over two hours without changing your seat. Imagine! You can access central London from this property without having to get in to a car! AN IDEAL FIRST TIME PURCHASE OR BUY-TO-LET INVESTMENT! MUST BE VIEWED TO BE APPRECIATED!



Council Tax Band: C





Pathway to storm porch. Oak front door leads to entrance hall, staircase rises to the first floor, radiator, telephone point. Panel door leads to the

**MAIN OPEN PLAN LIVING AREA:** 22'11 maximum x 12' maximum. A sociable open plan living space enjoying a light dual aspect with double glazed window to the front and double glazed double French door opening onto the rear garden boasting a sunny south westerly aspect. This open plan area is split into two zones.

**Kitchen area:** A range of contemporary kitchen units comprising oak effect laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset stainless steel gas hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, space for upright fridge freezer, breakfast bar, a range of wall mounted cupboards, glass splashback, wall mounted stainless steel cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, timber effect flooring. Door leads to understairs storage cupboard space.

**Sitting room area:** TV point, telephone point. Double doors open onto the rear garden. Panel door leads to

**CLOAKROOM / WC:** 4'11 maximum x 3' maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, timber effect flooring, extractor fan.

Staircase rises from the entrance hall to the first floor landing, ceiling hatch to loft space, panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 12'1 maximum x 7'9 maximum. A double

bedroom, double glazed window to the rear overlooks the rear garden and boasts a sunny south westerly aspect enjoying countryside views beyond neighbouring properties, radiator.

**BEDROOM TWO:** 12'1 maximum x 7'9 maximum. A second double bedroom, two double glazed windows to the front, radiator. Door leads to shelved fitted cupboard.

**FAMILY BATHROOM:** 5'10 maximum x 5'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement over, tiling to splash prone areas, extractor fan, heated towel rail.

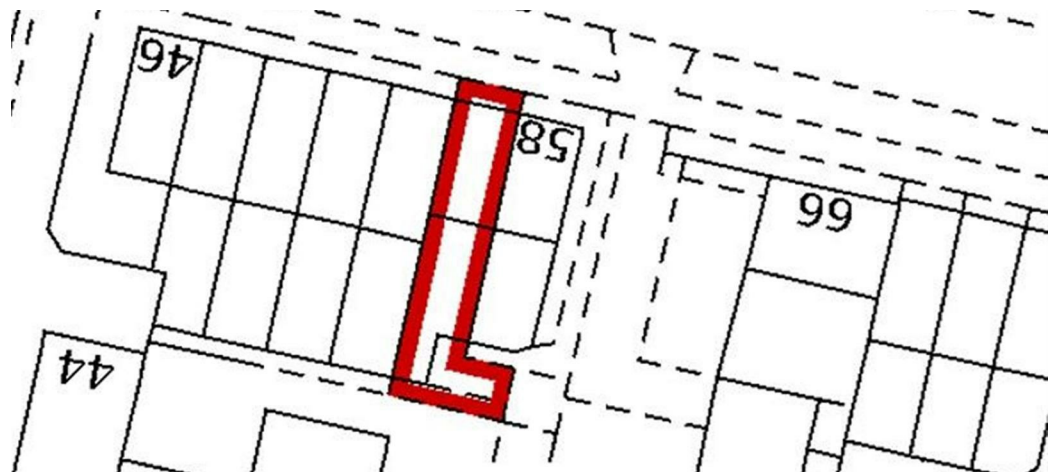
**OUTSIDE:**

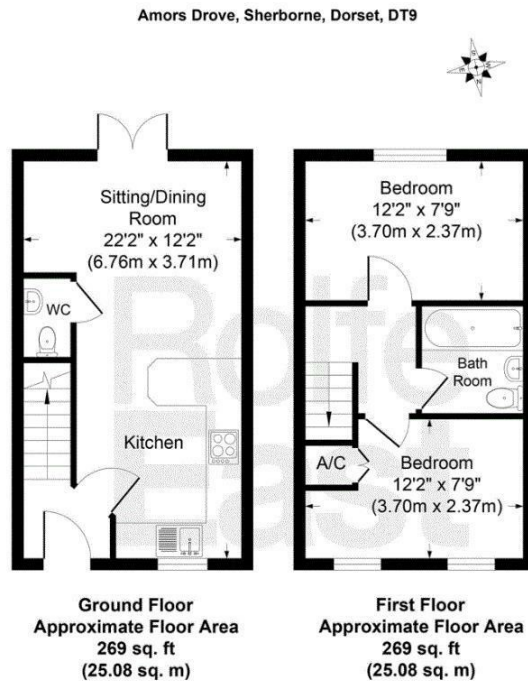
At the front of the property there is a small portion of front garden laid to flowerbed. Steps lead to storm porch and front door.

**THE MAIN GARDEN** is situated at the rear of the property and boasts a sunny south westerly aspect. It measures 40'8 in length x 12'7 in width paved patio area, raised timber bordered flowerbeds, timber garden shed, outside tap.

Timber gate at the rear of the garden gives access to the parking area. This property comes with 1 allocated parking space.







Approx. Gross Internal Floor Area 539 sq. ft / 50.15 sq. m

© 2019 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC