

Towers Wills

Town & Country

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6, Albert Row, Sherborne, Dorset DT9 3JR

£230,000

Towers Wills are pleased to offer to market this delightful red brick, two bedroom terraced cottage, situated in the popular Abbey Town of Sherborne. The property briefly comprises; Kitchen/diner, sitting room, sun room, ground floor bathroom, two bedrooms and enclosed low maintenance rear garden. Situated within a short walk to Sherborne Town Centre offering many local amenities including shops, café's, supermarket, schools and train station.

Entrance

UPVC double glazed door to the front of the property,

Kitchen/Dining Room 4.50m x 3.43m

An open-plan room with a range of solid pine kitchen wall, base and draw units comprising laminated work surface, ceramic Belfast sink, tiled surrounds, space for electric oven, space and plumbing for washing machine, wall mounted gas fired combination Worcester Bosch boiler, uPVC double glazed window to the front, inset ceiling lighting, fireplace recess, radiator, pine moulded skirting boards and architraves and under stairs storage recess.

Ground Floor Bathroom

A white suite comprising fitted low level WC, wash hand basin, panelled bath with tiled surrounds, tiled splash back, uPVC double glazed window to the rear and radiator

Sitting Room 3.99m x 3.33m

Two double glazed windows to sun room, feature fireplace, radiator, pine panelled door leads from the sitting room through the kitchen/dining room and double glazed bi-fold doors leading to sun room.

Sun Room 3.40m x 2.34m

UPVC double glazed windows to the rear overlook the rear garden, radiator, light and power connected and UPVC double glazed door leading to garden.

First Floor Landing

Pine staircase from kitchen/dining, ceiling hatch and loft ladder lead to loft storage space, period pine panelled doors to first floor accommodation.

Bedroom One 3.89m x 3.30m

A spacious double bedroom, double glazed window to the rear, cast iron period fire surround with pine surrounds, slate hearth, exposed timber floorboards, pine moulded skirting boards and architraves, fire side fitted cupboard space, radiator, pine vanity unit with inset wash basin, telephone point.

Bedroom Two 2.95m x 2.49m

UPVC double glazed window to front, radiator and fitted wardrobe.

Outside

The rear garden offers a sunny south facing aspect and is laid to stone chippings boasting a paved patio seating area. Enclosed by timber fencing the garden also offers a variety of flower beds and borders which is well stocked by mature plants and shrubs.

Key Features

- Terraced Cottage
- Highly Desirable Town of Sherborne
- Two Bedrooms
- Enclosed Rear Garden

Contact Us

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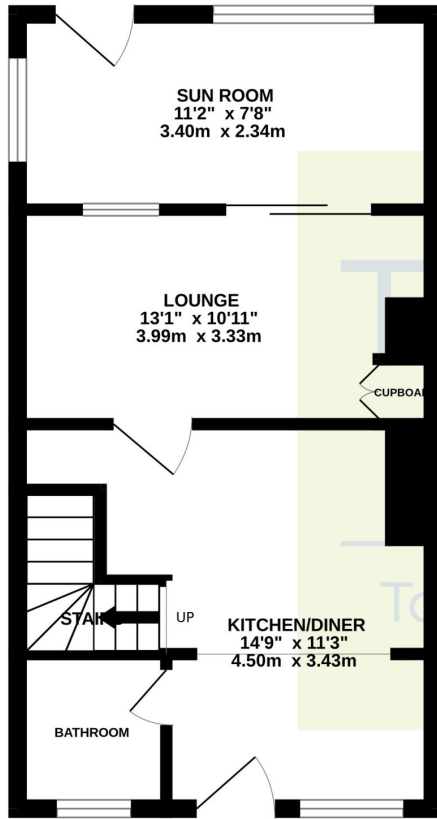
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		86 B
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

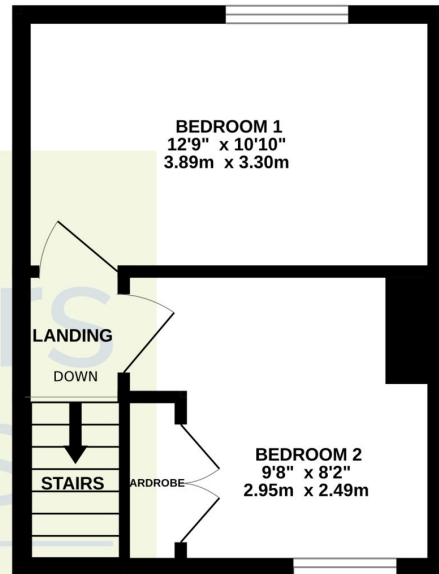


Floor Plan

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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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