

for sale

£125,000



## Kings Court Quarr Lane Sherborne DT9 4HT

Offered to the market with NO ONWARD CHAIN is this two bedroom first floor flat in the popular town of Sherborne with lounge, kitchen, bathroom and off street parking for one car. Call today to arrange a viewing.





# Kings Court Quarr Lane Sherborne DT9 4HT

## Communal Entrance Hall

Stairs to the front door of the property.

## Entrance Hall

Door from the communal entrance hall, access to the loft, airing cupboard and an electric panel heater.

## Lounge

13' 9" x 11' 7" ( 4.19m x 3.53m )

Double glazed window to the rear, television aerial socket, feature fireplace with tiled hearth and a night storage heater.



## Kitchen

13' 9" x 7' 3" ( 4.19m x 2.21m )

Double glazed windows to the front and side, fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, electric oven and hob, cooker hood, plumbing for a washing machine, space for a fridge/freezer and a night storage heater.

## Bedroom One

10' 5" x 8' 3" ( 3.17m x 2.51m )

Double glazed window to the front and an electric panel heater.

## Bedroom Two

10' 4" x 8' 7" ( 3.15m x 2.62m )

Double glazed window to the front and an electric panel heater.

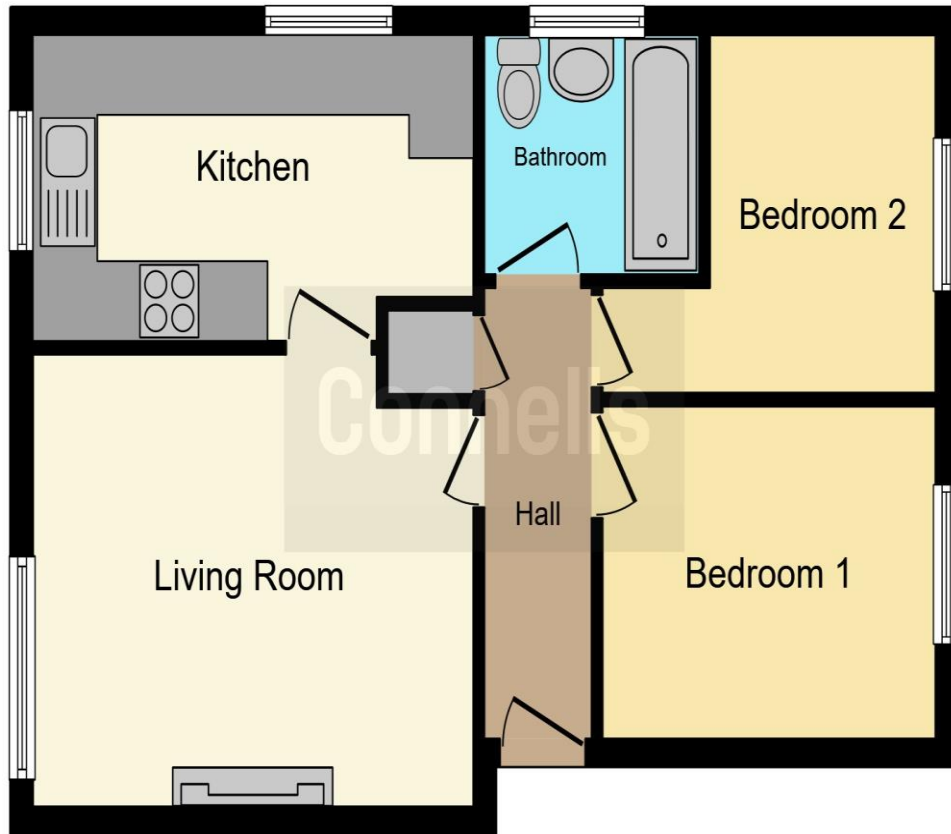
## Bathroom

Double glazed window to the side, bath with electric shower over, WC, wash hand basin and an electric panel heater.

## Parking

Off street allocated parking for one car.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR305162 - 0003

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/SHR305162](http://connells.co.uk/Property/SHR305162)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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