



70 Esme Avenue, Blandford St Mary, Dorset, DT11 9FL





**A superbly presented two bedroom semi-detached house with TWO ALLOCATED PARKING spaces, situated on the new popular estate in Blandford St. Mary.**

Upon arrival, you are greeted by an inviting Entrance Hall that leads to the staircase ascending to the first floor.

The ground floor boasts a spacious open-plan living area, seamlessly integrating a modern kitchen equipped with a variety of base and wall units, a built-in oven, extractor hood, space for white goods, and an upright fridge/freezer. A stylish breakfast bar provides a casual dining option, and the kitchen is finished with practical vinyl flooring.

The lounge enjoys views over the rear garden and features elegant French doors that open onto the outdoor space.

A convenient cloakroom is located on this level, complete with a low-level WC and wash hand basin.

Upstairs, the first floor offers two generously sized double bedrooms. Bedroom 1 overlooks the peaceful rear garden, while Bedroom 2 enjoys a front-facing aspect.

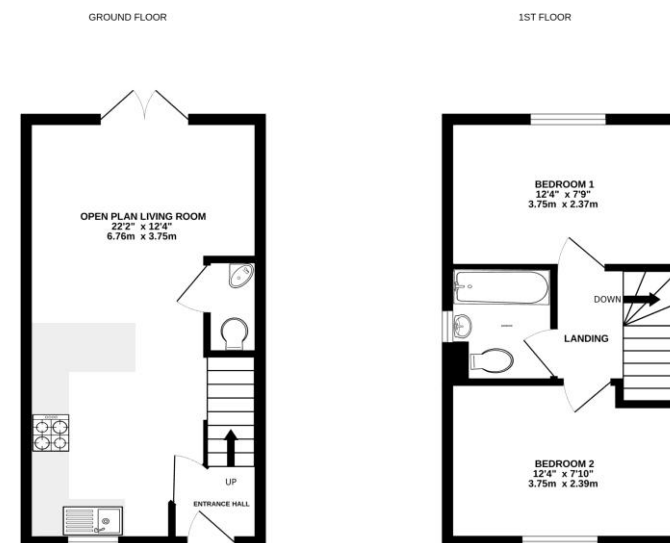
The family bathroom includes a panelled bath with shower attachment, tiled splashbacks, low-level WC, wash hand basin, and an obscure-glazed side window for added privacy.

Outside:

The property benefits from two allocated parking spaces conveniently situated nearby.

The rear garden is enclosed with timber fencing and primarily laid to lawn, featuring a paved patio area at the far end—perfect for evening entertaining or relaxing outdoors.

**£230,000 Freehold**



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**EPC Rating - B**

**Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings**

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