



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.



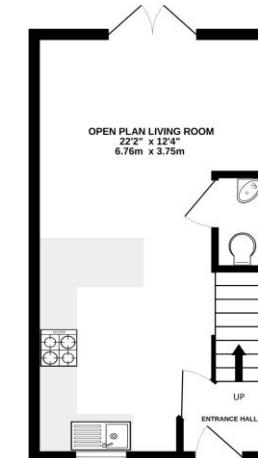
Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

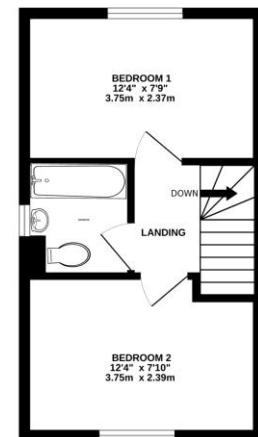
2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**£230,000 Freehold**

GROUND FLOOR



1ST FLOOR



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 inaccuracy. Prospective buyers are advised to make their own enquiries and measurements prior to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No warranties are given. Made with Metrigauge ©2022

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

**15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU**

**Tel: 01258 459600**