



## 5 Acreman Close

| Cerne Abbas | DT2 7JU

Offers over £290,000

We are pleased to present this three-bedroom semi-detached property located in the village of Cerne Abbas, Dorchester.

The property consists of – Sitting Room, Kitchen, Two Stores, Bathroom, Toilet, Dining Room and Three Bedrooms.

This property offers well-proportioned, family accommodation arranged over two floors and a good sized garden. It is situated close to transport links, limited local amenities and schools. There are more amenities and schools available in the nearby town of Dorchester.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### Sitting Room

14'11" x 9'11"

The well-spaced sitting room features a rear aspect window, built-in storage and laminated flooring.

### Kitchen

11'6" x 7'11"

The kitchen is fitted with storage cupboards and built-in utilities, including an oven, hob and extractor fan.

### Bathroom

7'10" x 5'9"

The bathroom is fitted with wash hand basin, bath and shower facilities.

### Toilet

The toilet has a front facing window and is adjacent to the bathroom.

### Store

8'0" x 6'0"

this store is accessible from the side of the house offering ideal space for storage of goods.

### Store

This small store is accessible from the front of the house.

### Dining Room

11'11" x 9'8"

### Bedroom 1

14'11" x 9'11"

This double bedroom features a rear aspect window, carpeted flooring and built in storage space.

### Bedroom 2

15'3" x 9'8"

This double bedroom features a rear aspect window and carpeted flooring.

### Bedroom 3

10'11" x 7'11"

The small double bedroom features a front facing window and carpeted flooring.

### Garden

Access to the property is via a gate at the front where there is also space for parking provided. The property is enclosed and mainly laid to lawn. There is also a garden shed.

### Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

