





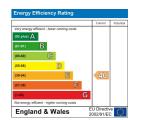
# 5 Acreman Close | Cerne Abbas | DT2 7JU

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.



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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.

11'6" x 7'11"

The kitchen is fitted with storage cupboards and builtin 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.

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

8'0" x 6'0"

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

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.

# Beedroom 3

10'11" x 7'11"

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

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.

- 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.













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