



**Connells**

Colliton Street  
Dorchester

## Property Description

Situated in the popular market town of Dorchester and close to an array of local amenities this recently refurbished, THREE DOUBLE BEDROOM END OF TERRACE HOUSE offers a generous living room, fully fitted kitchen with a selection of base units and a recently renovated family bathroom. On the first floor the property benefits from two double bedrooms, with a second floor, boasting an additional double bedroom with generous eave storage space for convenience. The property benefits from a private, walled courtyard garden which is accessed through a door from the kitchen, along with permit parking for ease. The property is a short distance from the local amenities, such as shops, restaurants and travel services such as the bus route. The property is being sold with no onwards chain and a viewing is recommended to appreciate the space this property has to offer!

### Ground Floor

#### Entrance Hall

The front door leads into the entrance hall with an understairs cupboard, stairs to the first floor and doors to the lounge, the open plan kitchen / dining room and the bathroom.

#### Lounge

16' 7" x 13' 5" ( 5.05m x 4.09m )

A door leads from the entrance hall into the lounge with a decorative fireplace and a window to the front aspect.

#### Open Plan Kitchen/Dining Room

15' 3" x 11' 6" ( 4.65m x 3.51m )

A door leads from the entrance hall into the open plan kitchen / dining room.

The kitchen is fitted with a range of base units with worksurfaces over, there is a wall mounted central heating boiler which is four years old, a sink and drainer, a window to the rear aspect, space for an oven, a washing machine and a fridge freezer. There are electric sockets for an electric cooker and an extractor unit

There is ample space for a table and chairs.

A door leads out onto the rear courtyard garden.

#### Bathroom

6' 8" x 5' 8" ( 2.03m x 1.73m )

A door from the entrance hall leads into the bathroom with a WC, a wash hand basin, a bath with an electric shower over, a window to the side aspect, a radiator and an extractor fan.



## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing, with doors to bedrooms 1 and 2 and stairs leading up to the second floor.

### Bedroom 1

17' 6" x 13' 5" ( 5.33m x 4.09m )

A door leads from the first floor landing into bedroom 1 with a radiator and a window to the front aspect.

### Bedroom 2

14' 4" x 13' 5" ( 4.37m x 4.09m )

A door leads from the first floor landing into bedroom 2 with a window to the rear aspect, a radiator and two built in cupboards.

## Second Floor

### Bedroom 3

13' 3" x 13' 1" ( 4.04m x 3.99m )

Stairs lead up from the first floor into bedroom 3 with a radiator, two skylights and doors leading off either side to two substantial eave storage spaces.

### Loft Storage - Area 1

11' 2" x 11' 1" ( 3.40m x 3.38m )

A door from bedroom 3 leads into this storage space with a window to the front aspect.

### Loft Storage - Area 2

12' 4" x 11' 2" ( 3.76m x 3.40m )

A half height door leads from bedroom 3 into the second eaves storage area and which also benefits from a window to the side aspect.

## Outside Space

### Rear Courtyard Garden

A door from the open plan kitchen / dining room leads out onto the rear courtyard garden. This walled garden is laid to a patio with an area of astro lawn and space for a bistro table and chairs to enjoy al fresco dining.

## Parking

Permit parking is available nearby.

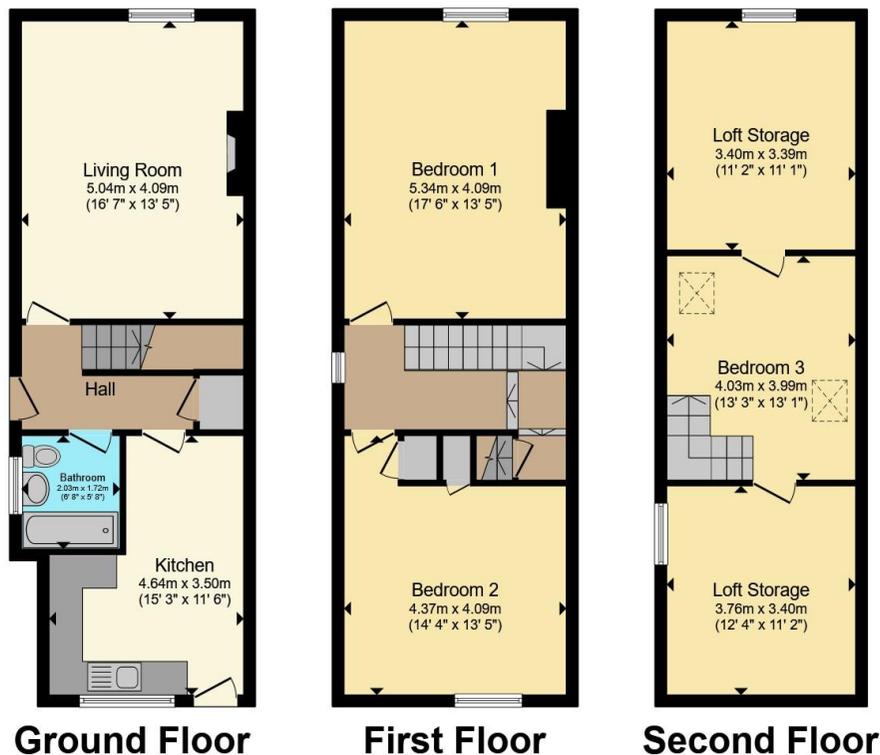
## Agents Note

This grade II listed property has had a full rewire, certification for which can be provided.









Total floor area 136.1 m<sup>2</sup> (1,465 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Exempt  
 Council Tax Band: C

Tenure: Freehold

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