



**Connells**

Icen Way  
Dorchester



### Property Description

PUBLIC NOTICE Connells are now in receipt of an offer for the sum of £190,000 for 55 Icen Way. Anyone wishing to place an offer on this property should contact Connells, Dorchester, 01305 266755 before exchange of contracts.

Situated close to the heart of Dorset's county town, lies this two bedroom home. The property comprises two double bedrooms and family bathroom on the first floor. There is a spacious lounge-diner on the ground floor as well as kitchen opening to enclosed courtyard garden. The property is offered to the market with no onward chain.

### Ground Floor

#### Entrance Hall

The front door leads into the entrance hall with a radiator, a door to the lounge / dining room, doorways leading to the conservatory and the kitchen, an understairs cupboard and stairs leading to the first floor.

#### Lounge / Dining Room

23' 2" x 10' 6" ( 7.06m x 3.20m )

A door leads from the entrance hall into the lounge / dining room with a double glazed bay window to the front aspect, a radiator, a television aerial socket, a telephone point and a double glazed window looking into the conservatory.

#### Kitchen

12' x 8' 4" ( 3.66m x 2.54m )

A doorway leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and a gas hob with a cookerhood over, plumbing for a washing machine and a dishwasher, space for a fridge freezer and double glazed windows to the rear and side aspects.

#### Conservatory

6' 2" x 5' 7" ( 1.88m x 1.70m )

A doorway opens from the entrance hall into the conservatory which has a double glazed window to the rear aspect and a door leading out onto the rear patio garden.



## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a radiator, a double glazed window to the side aspect and doors leading to the bathroom and to bedrooms 1 and 2.

### Bedroom 1

14' 1" x 12' 1" ( 4.29m x 3.68m )

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

### Bedroom 2

12' 5" x 10' 6" ( 3.78m x 3.20m )

A door leads from the first floor landing into bedroom 2 with a radiator and a double glazed window to the rear aspect.

### Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath, a shower cubicle, an extractor fan, the boiler cupboard and a radiator.

## Outside Space

### Rear Garden

A door from the conservatory leads out onto the low maintenance rear garden that is laid to a patio allowing ample space for a table and chairs for alfresco dining. The garden further benefits from a garden shed.









Total floor area 97.2 m<sup>2</sup> (1,046 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)

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To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH309472](http://connells.co.uk/Property/DCH309472)**



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