



**Connells**

Foundry Court High Street  
Fordington DORCHESTER

### Property Description

A well-presented two-bedroom maisonette located in the popular Foundry Court development, just a short walk from Dorchester town centre. Offering spacious accommodation, the property benefits from a bright lounge, a generous kitchen-diner, and an allocated parking space.

This attractive home provides a practical and comfortable layout. The lounge offers a welcoming living space, while the kitchen-diner provides plenty of room for cooking, dining, and entertaining. There is also a utility room and a cloakroom. Upstairs, there are two well-proportioned bedrooms along with a neatly appointed bathroom.

Foundry Court is ideally situated for easy access to Dorchester's wide range of shops, cafés, restaurants, and transport links, including both Dorchester South and Dorchester West train stations. The property also benefits from an allocated parking space, making it perfect for first-time buyers, investors, or those seeking a convenient town-centre base.

A superb opportunity to own a well-located maisonette in the heart of Dorchester. Early viewing is recommended.

### Ground Floor

#### Entrance Hall

The front door leads into the entrance hall with stairs leading up to the first floor.

#### First Floor

#### First Floor Entrance Hall

Stairs lead up from the ground floor to the first floor entrance hall with doors to the lounge, the kitchen/dining room, the utility, the cloakroom and with stairs leading up to the second floor.

#### Lounge

A door from the first floor entrance hall leads into the lounge with a double glazed window to the rear aspect, a radiator, an electric fire, an understairs cupboard, a telephone aerial socket and a telephone point.

#### Kitchen / Dining Room

A door leads from the first floor entrance hall into the kitchen / dining room with a range of wall and base units with worksurfaces over, a double glazed window to the front aspect, a gas combi boiler which has been serviced annually, a radiator, a gas hob and an electric oven, plumbing for a dishwasher, a telephone point and space for a fridge freezer.



### Utility Room

A door from the first floor entrance hall leads into the utility room with shelving, plumbing for a washing machine and an extractor fan.

### Cloakroom

A door leads from the first floor entrance hall into the cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.

### Second Floor

#### Second Floor Landing

Stairs lead up from the first floor entrance hall to the second floor landing with access to a part boarded loft, a cupboard and doors leading to the bathroom and both bedrooms.

#### Bedroom 1

A door leads from the second floor landing into bedroom 1 with two double glazed velux windows to the front aspect, built in wardrobes and a radiator.

#### Bedroom 2

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

#### Bathroom

A door leads from the second floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower above, a heated towel rail, a shaver point and an extractor fan.

#### Outside Sace

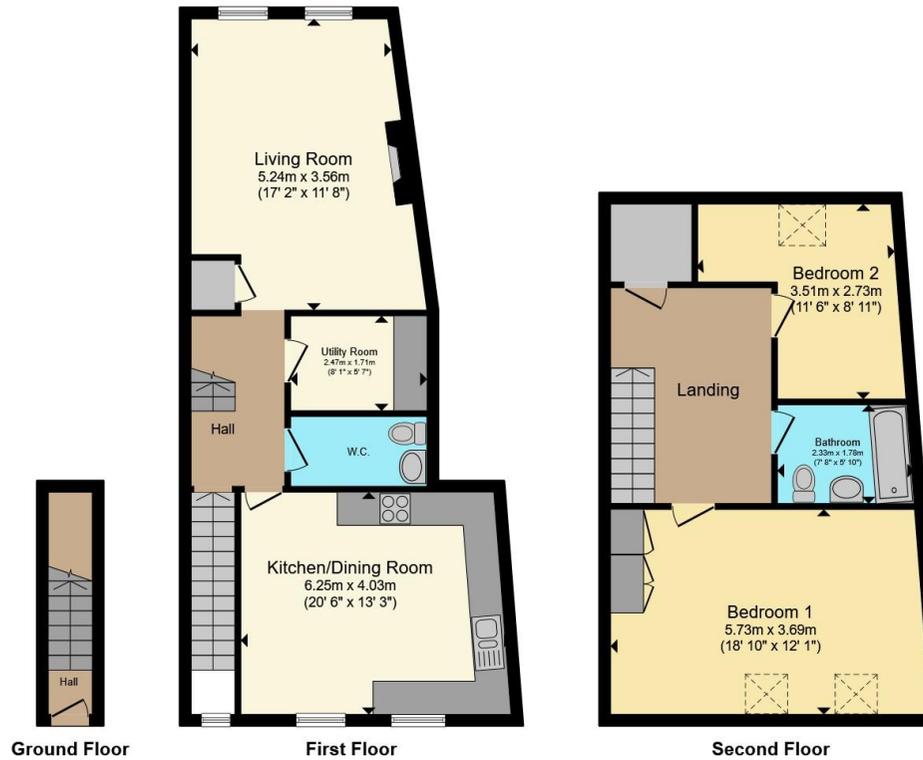
#### Parking

The property benefits from an allocated parking space.









Total floor area 110.0 m<sup>2</sup> (1,185 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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3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating: C Council Tax Band: B

Service Charge: 849.56 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309634](http://connells.co.uk/Property/DCH309634)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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