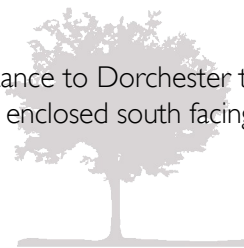




Cambridge Road, Dorchester

£225,000

This two bedroom end-terrace property is ideally situated within walking distance to Dorchester town centre. The property is newly built and tastefully finished to a high standard throughout and comes with a 10 year NHBC guarantee. There is an enclosed south facing garden to the rear and off road parking for two cars. EPC rating B



Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, County museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. The town has two main employers, namely the Dorset County Hospital and the Dorset County Council. There are major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.

Accommodation

Hallway

Entrance to the property is gained via a UPVC door to an inner hallway that houses stairs that rise to the first floor. There is a downstairs toilet with a low level WC and wash hand basin. The hallway is fitted with wood effect 'quick step' flooring which continues through to the kitchen.

Kitchen/Diner 3.15m x 3.10m (10'04 x 10'02)

The kitchen is tastefully fitted with shaker style wall mounted and base level units with wooden work surfaces over. There is an integral dishwasher, electric oven and gas hob and space is provided for a fridge freezer and washing machine. Door leads to:

Sitting Room 5.16m x 3.10m (16'11 x 10'02)

The sitting room enjoys natural light gained via a rear aspect double glazed window and french doors to the garden. The room offers an under stair storage cupboard.

First Floor

Stairs from the hallway rise to the first floor landing that offers doors to:

Bedrooms

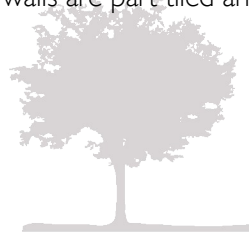
Upstairs there are two double bedrooms offering either a front or rear aspect and a family bathroom.

Bedroom One 4.09m x 3.05m (13'05 x 10'00)

Bedroom Two 2.69m x 3.20m (8'10 x 10'06)

Bathroom

A tastefully fitted modern bathroom with high quality sanitary ware comprising a low level wc, a pedestal wash hand basin and a panel enclosed bath with shower attachment over and glass shower screen. The walls are part tiled and there is a rear aspect opaque window.



Outside

There is an enclosed, south facing garden to the rear of the property which is mainly laid to lawn with an area of patio abutting the property.

To the front of the property there is an area of hard standing which provides off road parking for two cars.

Services

Mains gas, electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970

Council tax band TBC

Viewings

Strictly by appointment with the sole agents:

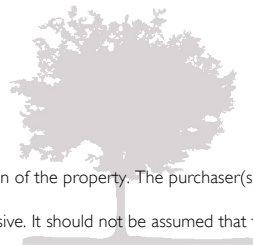
Parkers Property Consultants and Valuers Tel: 01305 340860

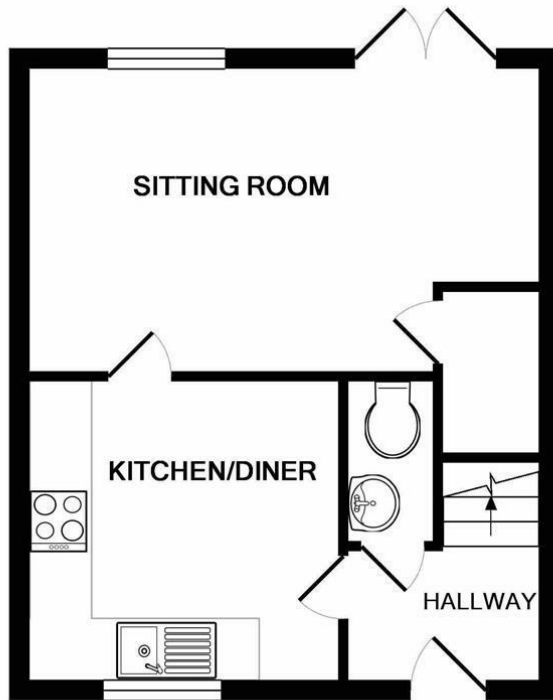


Important notice. Parkers notify that:

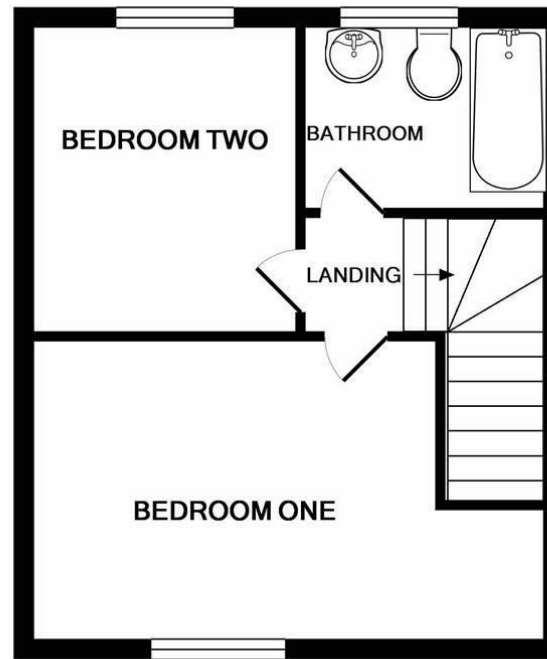
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





GROUND FLOOR



1ST FLOOR

CAMBRIDGE ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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