



## Colliton Street, Dorchester

This one bedroom, mid terrace property is ideally situated close to Dorchester town centre. The property offers accommodation comprising a sitting room, kitchen and shower room. The property is being offered for sale with no forward chain and would make an ideal purchase for a first time buyer or as an investment opportunity. EPC rating D.



Price guide £150,000

## 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. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.

## Accommodation

### Entrance

Entrance is gained via a porch, a useful private space before entering the property. A door leads to:

### Sitting Room 12'11" max x 11'10"

The sitting room receives natural light gained via front aspect double glazed window. The room offers a wall mounted radiator and a television point. An opening leads through to:

### Kitchen 12'10" x 4'10"

The kitchen is appointed with a range of wall and base level units that provide ample storage options with roll top work surface over. There is a stainless steel sink unit with mixer tap and drainer and space is provided for appliances. (The free standing oven is included in the sale)

### First Floor

Stairs rise to a landing that houses a storage cupboard and provides doors to:

### Bedroom 13'0" max x 9'05"

A generous bedroom receiving natural light gained via a front aspect double glazed window. The room is appointed with a large storage cupboard and offers a wall mounted radiator.

### Shower Room

The shower room is fitted with a suite comprising a low level wc, a wash hand basin and a shower cubicle. The room is part tiled and offers an extractor fan and a heated towel rail.

### Outside

The property benefits from an enclosed garden to the front that is laid predominately to paving with a wide selection of mature plants and shrubs.

### Services

Mains 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 DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is B

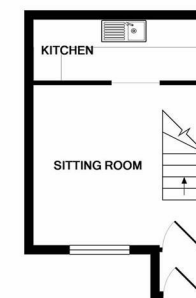
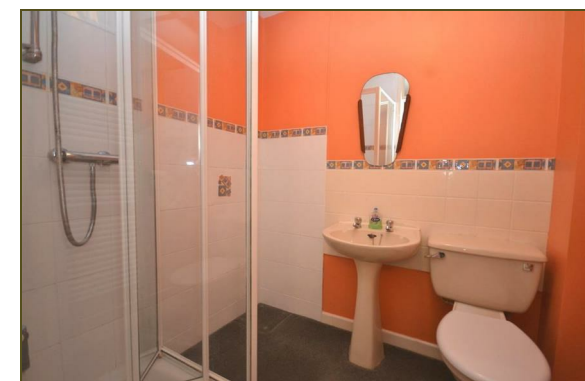
### Viewings

Strictly by appointment with the sole agents:

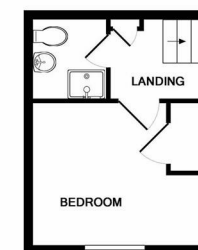
Parkers Property Consultants and Valuers Tel: 01305 340860

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

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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