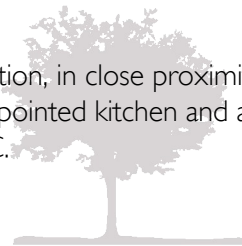




Marie Road, Dorchester

This three bedroom, mid terrace family home is situated in a convenient location, in close proximity to Dorchester town. The property offers well proportioned accommodation comprising a light and spacious sitting room, a separate dining room, a well appointed kitchen and a family bathroom. In addition, the property benefits from a delightful garden to the rear that enjoys a sunny aspect and on-street permit parking. EPC rating C.

£240,000



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

Via a part glazed door that leads to:

Hallway

Entrance to the property is gained via a hallway that houses stairs that rise to the first floor and provides doors to the property's living accommodation.

Sitting Room 5.51m x 3.15m (18'01" x 10'04")

A light and spacious dual aspect sitting room receiving plentiful natural light gained via a front aspect double glazed window and a set of french doors that provide access to the garden. The room houses a useful storage cupboard and features an attractive decorative brick fireplace with wooden mantle and surround. There is a wall mounted radiator and both telephone and television points.

Dining Room 3.20m x 3.12m (10'06" x 10'03")

The property benefits from a separate dining room that features a decorative fireplace and provides access to the kitchen. There is a wall mounted radiator and a front aspect double glazed window that provides the room with natural light.

Kitchen 3.12m x 2.31m (10'03" x 7'07")

The kitchen is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surfaces above. The room houses the Worcester central heating boiler and provides space for freestanding appliances. The flooring is tiled, the walls are part tiled and there is a rear aspect double glazed window that provides a pleasant outlook onto the garden.

Rear Hallway

Accessed from the kitchen is a rear hallway that offers a part glazed door that provides access to the garden.

First Floor

Stairs from the hallway rise to a light and spacious landing that houses a useful storage cupboard and provides access to all first floor accommodation.

Bedroom One 4.04m x 3.15m (13'03" x 10'04")

A generous room receiving plentiful natural light gained via a front aspect double glazed window. There are three recesses for freestanding wardrobes, a wall mounted radiator and a television point.



Bedroom Two 3.76m x 3.23m (12'04" x 10'07")

A further double bedroom, offering two recesses for freestanding wardrobes, a wall mounted radiator and a telephone point. A double glazed front aspect window provides the room with natural light.

Bedroom Three 2.77m x 2.31m (9'01" x 7'07")

The third bedroom is a single room that enjoys a rear aspect double glazed window that offers views over looking the garden. There is a wall mounted radiator.

Bathroom

The family bathroom is fitted with a suite comprising a low level wc, a pedestal wash hand basin and a panel enclosed bath with shower attachment over. Natural light is gained a rear aspect double glazed opaque window.

Outside

Externally the property benefits from a generous enclosed garden to the rear that enjoys a westerly facing aspect. There is a patio abutting the property that provides the ideal space for alfresco dining. Steps rise to the remainder of the garden that is laid predominately to lawn with borders that house a selection of mature plants and shrubs. There is an outside tap and an area to the rear of the garden that houses a timber shed and would lend itself perfectly to a vegetable plot.

A shared pathway to the right of the property leads to gated rear access.

Parking

There is on-street permit parking available to the front of the property.

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, Dorset, DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is B

Viewings

Strictly by appointment with the sole agents:

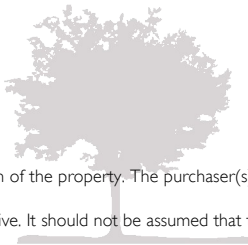
Parkers Property Consultants and Valuers Tel: 01305 340860

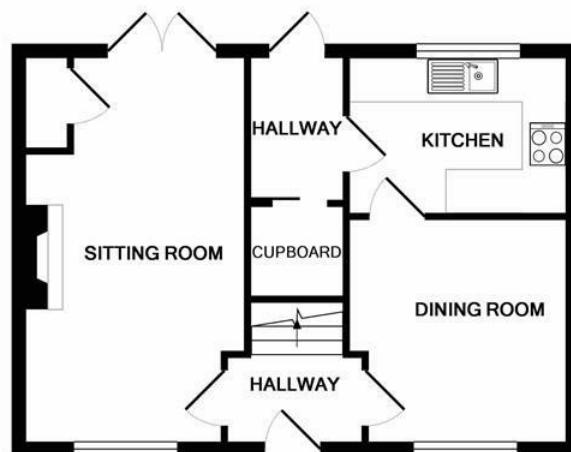


Important notice. Parkers notify that:

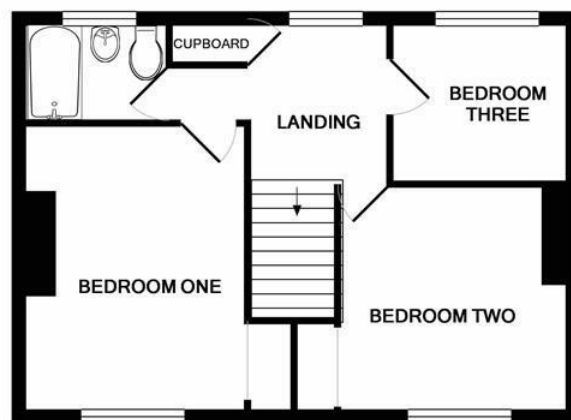
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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