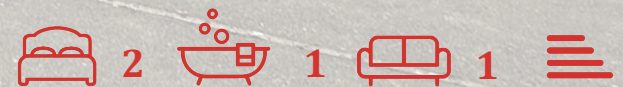




7 Brewer Walk

Crossways Dorchester, DT2 8WN

**Asking Price £285,000 Freehold**





## 7 Brewer Walk

Crossways Dorchester, DT2 8WN

An attractive two double bedroom semi-detached house with flint and brick elevations, located in this desirable residential position at Woodsford Fields at Crossways. The property has a modern fitted kitchen, bathroom and ground floor cloakroom, gas central heating, UPVC double glazed windows, attractive views over the green to the front, a private rear garden, and parking, must be viewed.

### ENTRANCE HALL

Tiled flooring, panel radiator, and coved ceiling.

### CLOAKROOM

Window to front, low level WC, pedestal wash hand basin, tiled splash backs and flooring, and panel radiator.

### LIVING ROOM

15'5" x 10'2" (4.70m x 3.10m)

Double aspect room, patio doors to the rear, panel radiator, coved ceiling, and gas coal effect fire with wood surround.

### KITCHEN/ DINER

11'1" x 9'6" (3.40m x 2.90m)

Window and door to rear, modern range of eye level base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap. Built in double fan oven with gas hob and extractor fan above, space for fridge freezer, plumbing for washing machine, tiled splash backs and flooring, large storage cupboard, and panel radiator.

### FIRST FLOOR LANDING

Window to rear, panel radiator, loft hatch with ladder light and part boarding, airing cupboard housing 'Vaillant' combination boiler and slatted shelving.

### BEDROOM ONE

12'1" x 10'2" (3.70m x 3.10m)

(Maximum measurement) Window to front, storage cupboard, and panel radiator.

### BEDROOM TWO

10'2" x 8'10" (3.10m x 2.70m)

Window to front, and panel radiator.

### BATHROOM

Window to rear, white suite comprising of a panel bath with mixer tap and hand shower attachment, pedestal wash hand basin, low level WC, panel radiator, and tiled splash backs.







### OUTSIDE

To the front there is an attractive garden area laid to gravel with some mature shrubs, and path leading to front door with storm porch above. To the rear the garden is mainly laid to paved patio, astro turf and graveled areas, with side gate, outside light and water tap. Behind the garden is an allocated parking space with an additional small triangular space.

### COUNCIL TAX

Band C

### OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 3 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Floor Plan

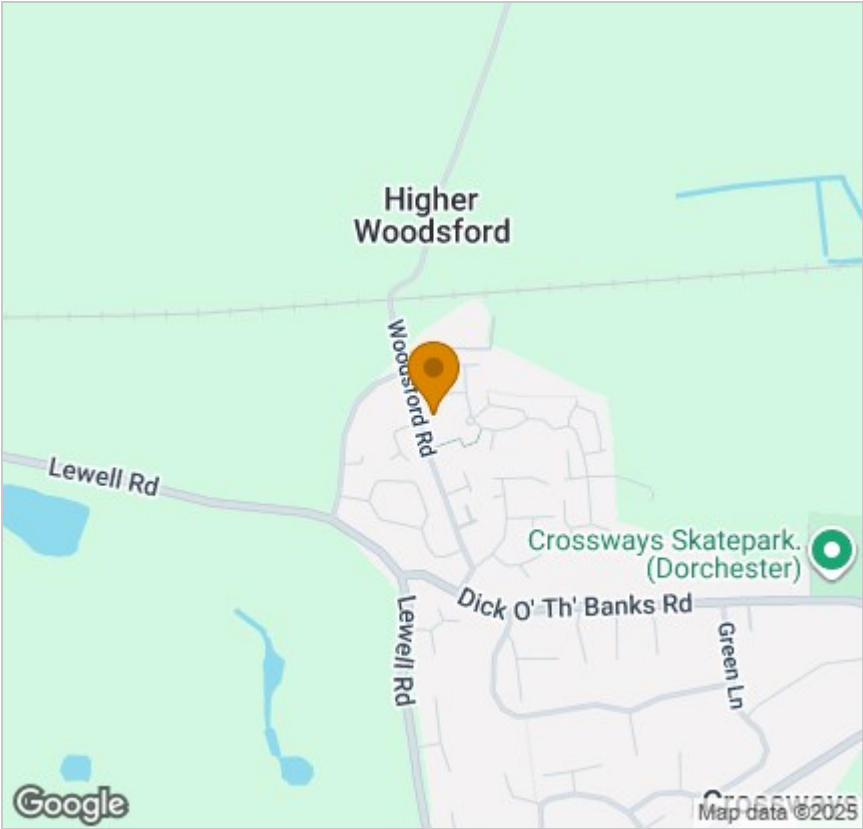


Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

