



1 OLD ORCHARD

DORCHESTER, DT2 7FL

£485,000
FREEHOLD

* Modern family home ** Two separate garages ** Potential to extend into garage STPP ** Remainder of ICW building warranty ** Far reaching countryside views ** Parking to front and rear ** Walking distance to local pub ** Energy efficient home - EPC band B *

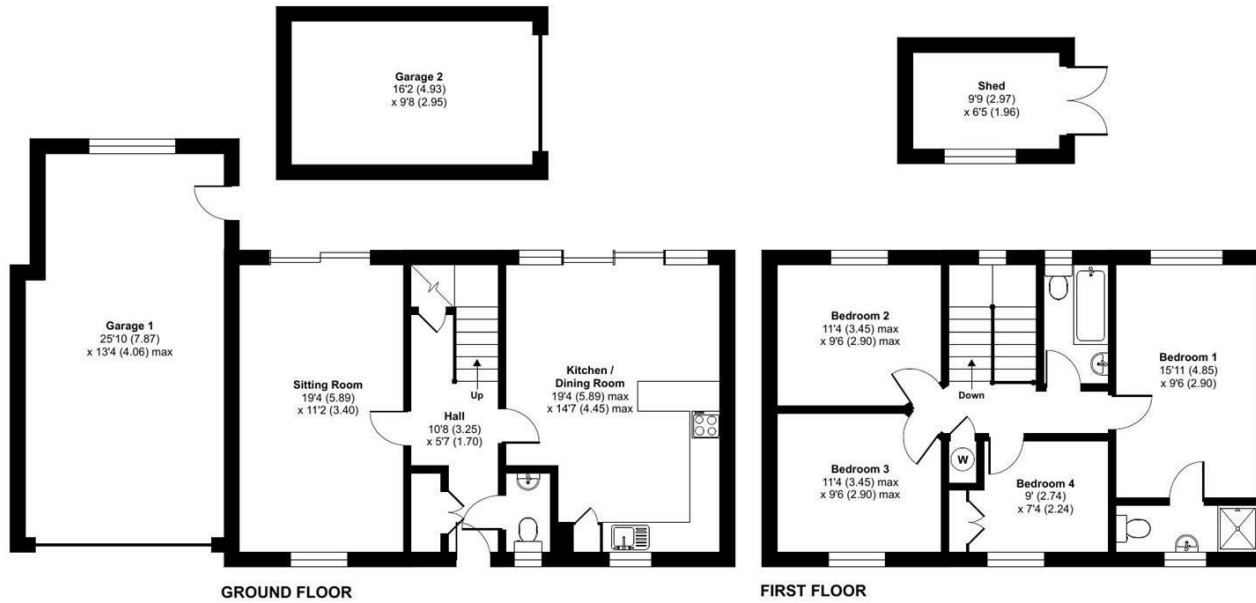


HIVE

Old Orchard, Pulham, Dorchester, DT2

Approximate Area = 1242 sq ft / 115.4 sq m
 Garage 1 = 333 sq ft / 30.9 sq m
 Garage 2 = 156 sq ft / 14.5 sq m
 Outbuildings = 177 sq ft / 16.4 sq m
 Total = 1908 sq ft / 177.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hive and Partners Limited. REF: 976109



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hive & Partners
 Unit F1
 Arena Business Centre 9
 Nimrod Way
 Ferndown
 BH21 7UH

01202 122 002
sales@hiveandpartners.co.uk
<https://www.hiveandpartners.co.uk/>



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