



## 1 OLD ORCHARD

DORCHESTER, DT2 7FL

£485,000  
FREEHOLD

\* Two separate garages \* Potential to extend into garage STPP \* Remainder warranty \* Far reaching countryside views \* Parking to front and rear \* Walking distance to local pub \* Energy efficient home \*



HIVE

## Old Orchard, Pulham, Dorchester, DT2

Approximate Area = 1242 sq ft / 115.4 sq m

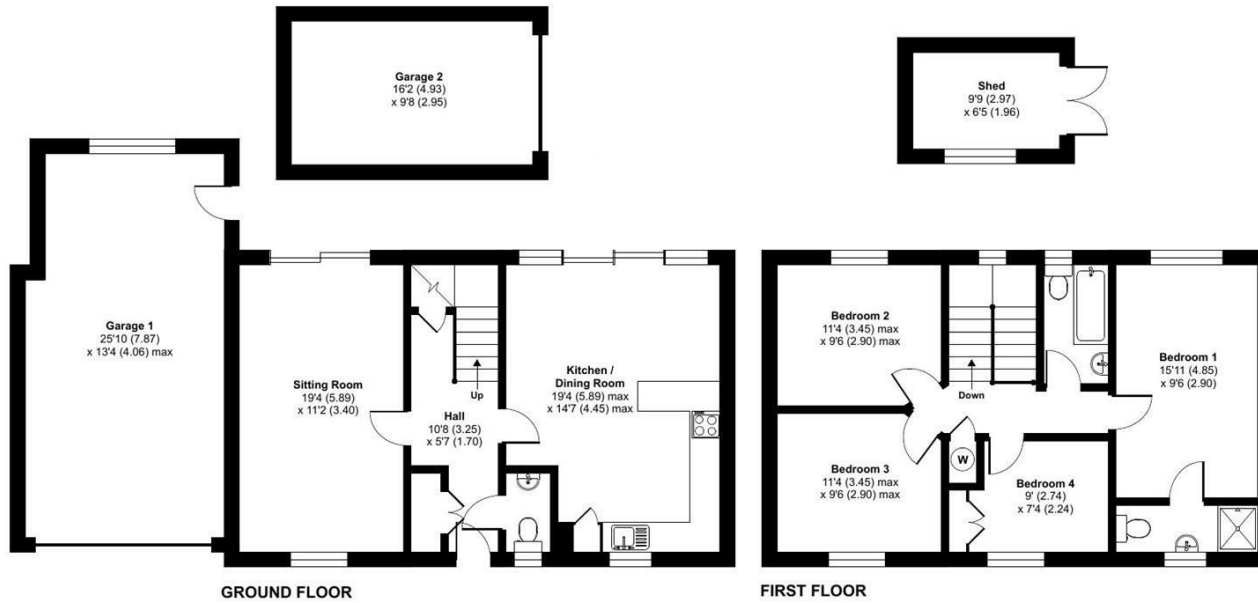
Garage 1 = 333 sq ft / 30.9 sq m

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). © nchecon 2023. Produced for Hive and Partners Limited. REF: 976109



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

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