



Key features:

- 4 Bedrooms
- Good Sized Rear Garden
- Outbuilding/Garden Room
- Popular Central Town Location

Monmouth Road, Dorchester, DT1 2DF

Approximate Area = 1434 sq ft / 133 sq m (includes garage)

For identification only - Not to scale



Certified Property Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Produced by Samson & Samson. RPS 642051



Monmouth Road,
Dorchester



Guide price of
£440,000

For Sale | 4 bedrooms | 2 bathrooms

A good sized and lovingly maintained four-bedroom Victorian family home

Description

A good sized and lovingly maintained four-bedroom Victorian family home situated on the ever popular and much sought after Monmouth Road, just a short walk from Dorchester's town centre, main line railway station and the Brewery Square complex.

This beautiful property offers light airy and flexible family accommodation , with a lovely balance of period features and modern efficiency. A particular feature is the modern Dining Room extension with double patio doors out to the very well stocked and cared for rear garden.

The Ground Floor comprises a large reception room (formally two rooms) with a well fitted kitchen off which is the Dining Room which is flooded in natural light. There is a recently fitted "smart "gas fired boiler. The First Floor comprises 3 good bedrooms with a Bathroom/WC.

The Second Floor comprises another good sized Bedroom with excellent eaves storage an en suite WC. Full central heating throughout. The rear garden is beautifully maintained with an abundance of fruit trees, lawned areas and flower beds. There is also good storage to the side of the house There is an excellent Garden Room at the bottom of the Plot.

EPC : C

Council Tax Band : C

109 Monmouth Road DORCHESTER DT1 2DF		Energy rating C
Valid until 30 April 2035		Certificate number 7804-3049-2204-1045-8200

