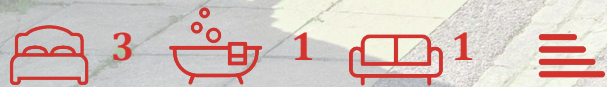


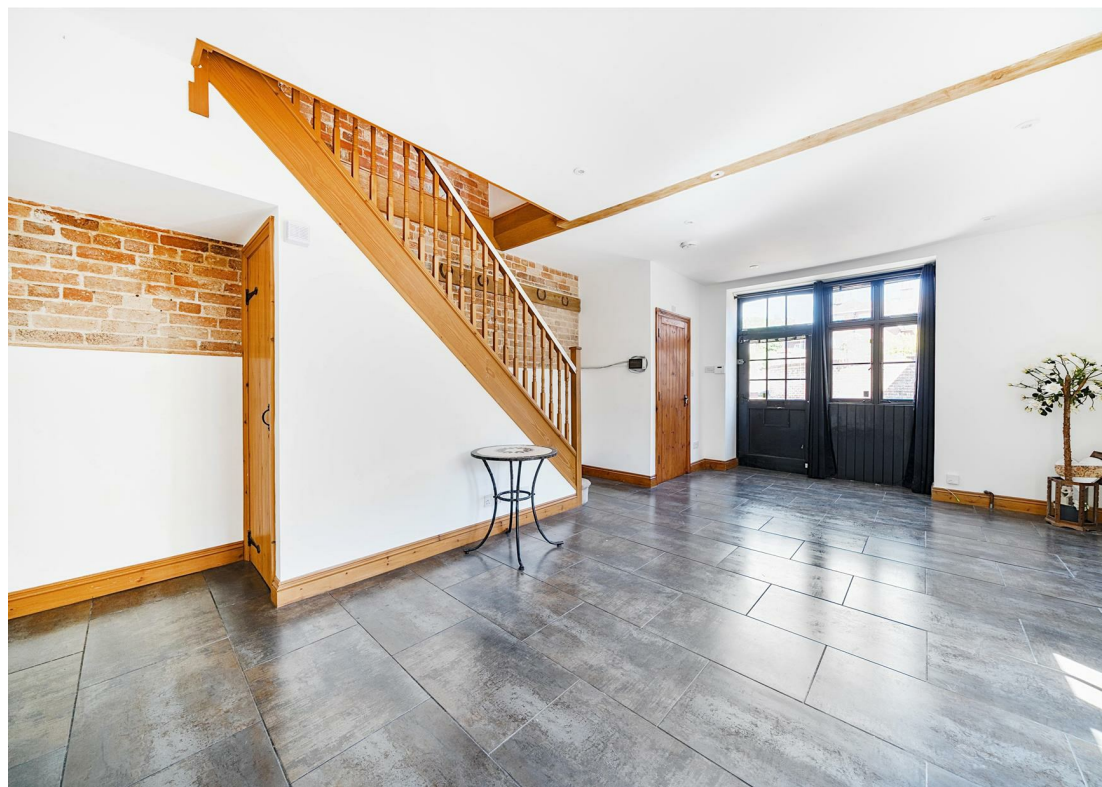
Athelstan Road
Dorchester, DT1 1FD

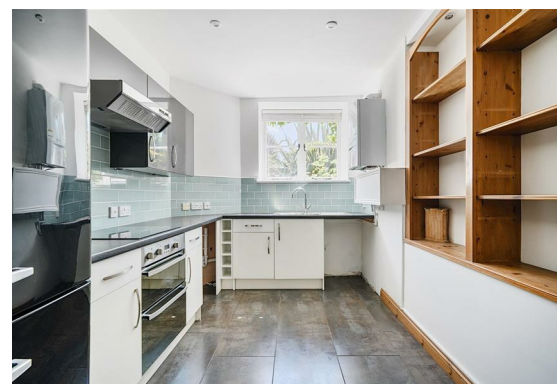
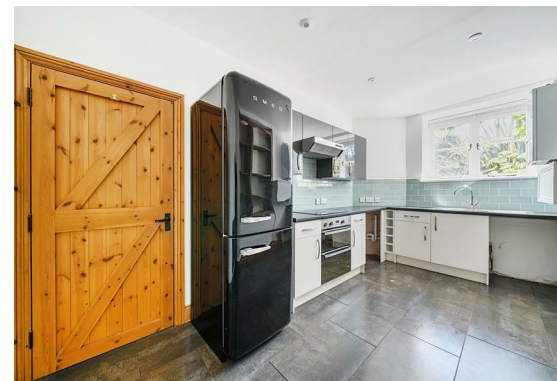
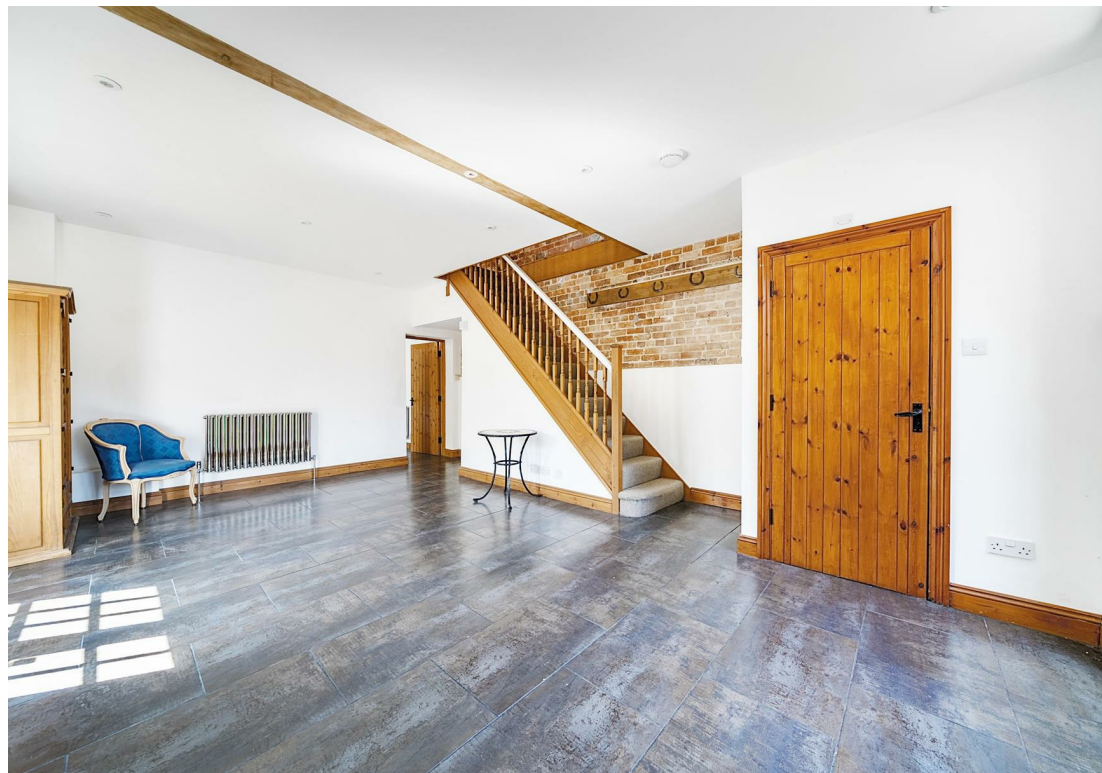


Athelstan Road

Dorchester, DT1 1FD

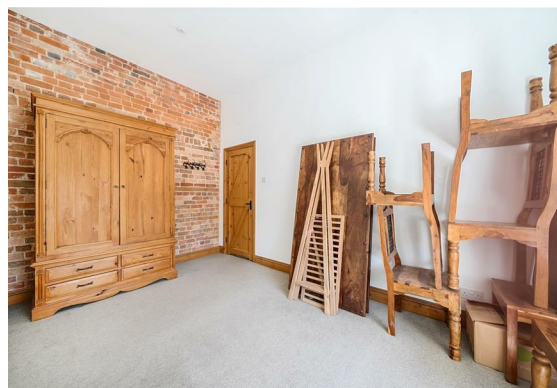
- Charming End of Terrace House
- Grade II Listed
- Three Bedrooms
- Allocated Parking Space
- Private Gated Development
- Characterful Features
- Modernised Bathroom
- Patioed Garden
- Downstairs W.C
- Close to Town Centre





Nestled within a DESIRABLE GATED COMMUNITY in the heart of Dorchester, this charming THREE BEDROOM end-of-terrace home offers a STYLISH and PRACTICAL layout ideal for a range of buyers. The property combines SPACIOUS interiors with secure, LOW-MAINTENANCE OUTDOOR SPACE and a dedicated PARKING space. This property benefits from being offered with NO ONWARD CHAIN.

The ground floor welcomes you into a generous open plan reception and dining area, perfect for entertaining or relaxing with family. Double doors lead directly out to a private patio garden, creating a seamless flow between



indoor and outdoor living. The separate kitchen is positioned to the rear for convenience and well-appointed with ample base and wall mounted storage, a built-in oven with a four-ring electric gas hob and extractor fan. There is also space for freestanding goods.

Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom sits to the front and benefits from a bright outlook. Bedroom two is a comfortable double, while the third bedroom offers versatility as a single room, nursery, or home office. The family bathroom is centrally located boasting a wash-hand basin, low level W.C, a bathtub with a shower overhang and is well-finished to a modernised standard.

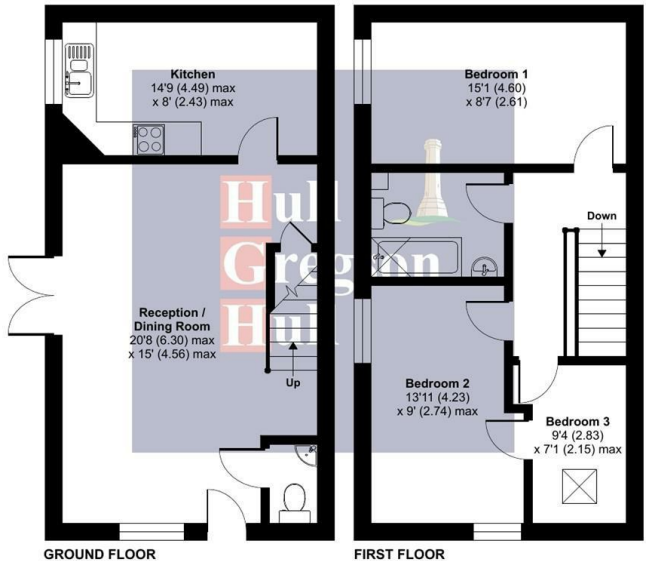
Externally, the property boasts a sizable patioed garden that can be either accessed from the front of the property via a side gate or alternatively from the double doors located opening out from the living room.

Further benefits of the property include spotlight lighting throughout, a downstairs cloakroom W.C, allocated parking, and the peace of mind provided by a secure, gated setting—all just a short distance from Dorchester's shops, schools, and amenities.



Fordington Dairy, Athelstan Road, Dorchester, DT1

Approximate Area = 884 sq ft / 82.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1294738



Reception/Dining Room

20'8" x 14'11" (max) (6.30 x 4.56 (max))

Kitchen

14'8" x 7'11" (max) (4.49 x 2.43 (max))

Bedroom One

15'1" x 8'6" (4.60 x 2.61)

Bedroom Two

13'10" x 8'11" (max) (4.23 x 2.74 (max))

Bedroom Three

9'3" x 7'0" (max) (2.83 x 2.15 (max))

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Grade II listed property. There is a charge of £40 per month for the maintenance of the estate.

Property type: House

Property construction: Standard construction

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Dorchester 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, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		