

Grove Court
Dorchester, DT1 1XL

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**Offers In The
Region Of**

Hull
Gregson
Hull



Grove Court

Dorchester, DT1 1XL

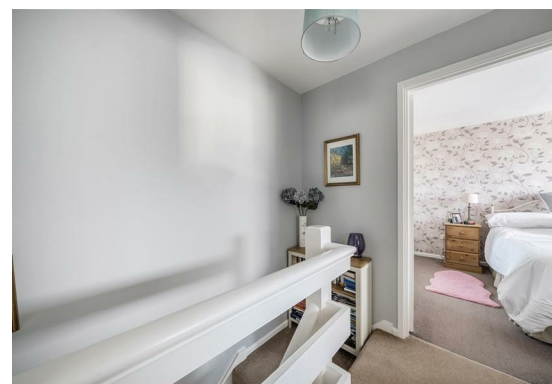
- Two Bedroom Maisonette Arranged Over Two Floors.
- Centrally Located to Dorchester Town Centre
- Private Entrance
- Gas Central Heating
- Ideal First Time Buy
- Bright and Spacious Property
- Approximate Floor Area of 611 sq. ft
- Built in Wardrobes
- Close to Shops, Cafés and Local Amenities
- Excellent transport links nearby with both Dorchester South and West train stations





We are DELIGHTED to bring to the market this TWO BEDROOM CHARMING MASSIONETTE arranged over TWO FLOORS offering well-balanced accommodation that combines COMFORT with PRACTICALITY located IN CLOSE PROXIMITY TO DORCHESTER TOWN CENTRE.

On entering, you are welcomed by a compact entrance hall that leads you into the kitchen. Neatly designed, the kitchen makes excellent use of space, with work surfaces and cabinetry set around the window, drawing in natural light. Just beyond, the property flows through to the generous living room, which is the heart of the home. This bright and well-proportioned space offers flexibility for both lounging and dining areas, with twin windows creating a pleasant outlook and enhancing the feeling of space. A staircase rises, leading to the upper level.

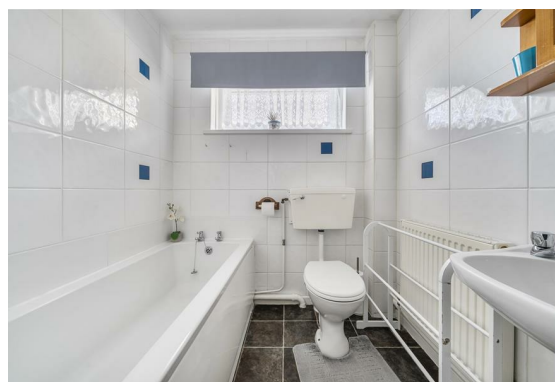


The staircase brings you to a small landing that connects the two bedrooms and bathroom. The main bedroom is positioned to one side of the property and offers a comfortable double room with a window that ensures plenty of light, paired with built in wardrobes. Adjacent, the second bedroom is also well-sized and versatile, suitable as a guest room, nursery, or home

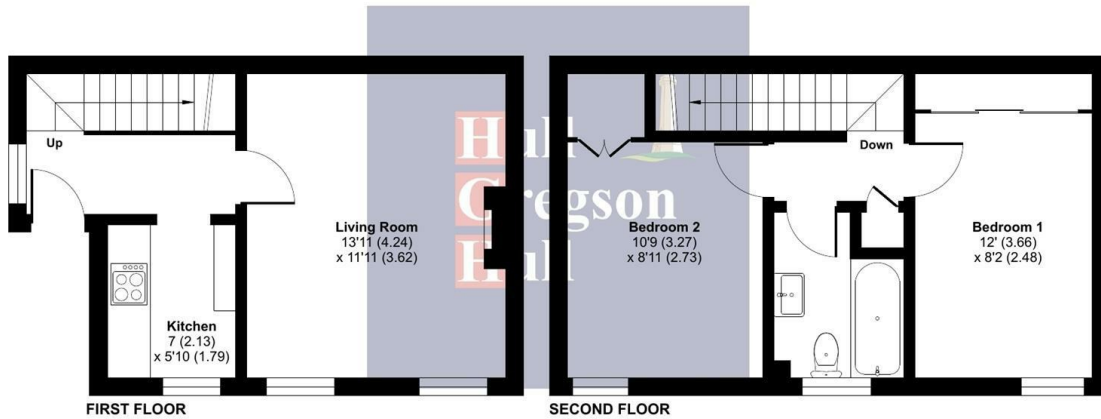


office. The bathroom is positioned centrally off the landing and features a three-piece suite, including a bath with shower, WC, and basin.

Perfectly positioned in the heart of Dorchester, this maisonette benefits from immediate access to the town's excellent amenities. A wide selection of shops, cafés, and restaurants are just a short stroll away, while both Dorchester South and Dorchester West train stations are within easy reach, providing direct links to London and the South Coast. The property also enjoys close proximity to local parks, cultural attractions, and schools, making it a superbly convenient base for both commuting and everyday living.



Approximate Area = 611 sq ft / 56.7 sq m
For identification only - Not to scale

A map from Google Maps showing the location of Roman Town House. The house is marked with a red pin and labeled in purple text. It is situated on The Grove, between Miller's Cl and W Mills Rd. To the east is Colliton Pk, and further east is Dorset Council. The map also shows Gyde Path Rd and Colliton St. The Google logo is in the bottom left corner, and 'Map data ©2021' is in the bottom right corner.

13'10" x 11'10" (4.24 x 3.62)

6'11" x 11'10" (2.13 x 3.62)

12'0" x 8'1" (3.66 x 2.48)

12'0" x 8'1" (3.66 x 2.48)

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.

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

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	76	76
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO₂) Rating

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		

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