



**Connells**

Wollaston Road  
Dorchester



### Property Description

Situated in the heart of the historic market town, Dorchester, lies this substantial town house. The property, in need of modernisation, has previously been split into two self-contained flats and thus offers a great opportunity to purchase for investment purposes whilst also has scope to create the ideal family home.

### Ground Floor

#### Entrance Hall

Door in from an external hallway (old communal entrance), understairs storage cupboard, radiator and doors to the lounge and bedroom 2.

#### Lounge

13' 2" x 11' 11" ( 4.01m x 3.63m )

Single glazed sash window to the rear, radiator, television aerial socket, door to the entrance hall and door to the internal hallway.

#### Bedroom 2

13' 2" x 11' 11" ( 4.01m x 3.63m )

Single glazed bay window to the front, radiator and door to the entrance hall.

### Internal Hallway

Doors to the lounge, kitchen and bathroom.

### Kitchen

9' 4" x 9' ( 2.84m x 2.74m )

Single glazed window to the side, fitted kitchen with various wall and base units, work surfaces, stainless steel sink and drainer in set, tiled splashbacks, space and point for electric cooker, space and plumbing for washing machine, wall mounted gas combi boiler, radiator and door to the entrance hall.

### Bathroom

Single glazed window to the side, bath with electric shower over, wash hand basin, WC, part tiled and door to the entrance hall.



## First Floor

### Entrance Landing

Door in from stairwell, single glazed sash window to the rear, consumer unit, radiator, telephone point, stairs to the second floor and doorways leading to the second kitchen and bedroom 3..

### Bedroom 3

12' 3" x 6' ( 3.73m x 1.83m )

Single glazed sash window to the front, radiator and doorway through to the entrance landing.

### Second Kitchen

12' 1" x 10' 11" ( 3.68m x 3.33m )

Single glazed sash window to the rear, fitted kitchen with various wall and base units, work surfaces with stainless steel sink and drainer in set, tiled splashbacks, space and point for electric oven, space and plumbing for washing machine, radiator, extractor fan, doorway through to the lounge and doorway to the entrance hall.

### Lounge

12' 3" x 10' 7" ( 3.73m x 3.23m )

Single glazed sash window to the front, radiator, television aerial socket and door way through to the kitchen.

### Second Floor Landing

Stairs from the first floor entrance landing, window to the rear, airing cupboard and doors the bedroom 1 and bathroom.

### Bedroom 1

16' 11" x 12' 4" ( 5.16m x 3.76m )

Double glazed window to the front and double glazed Velux window to the front, radiator and door to the landing.

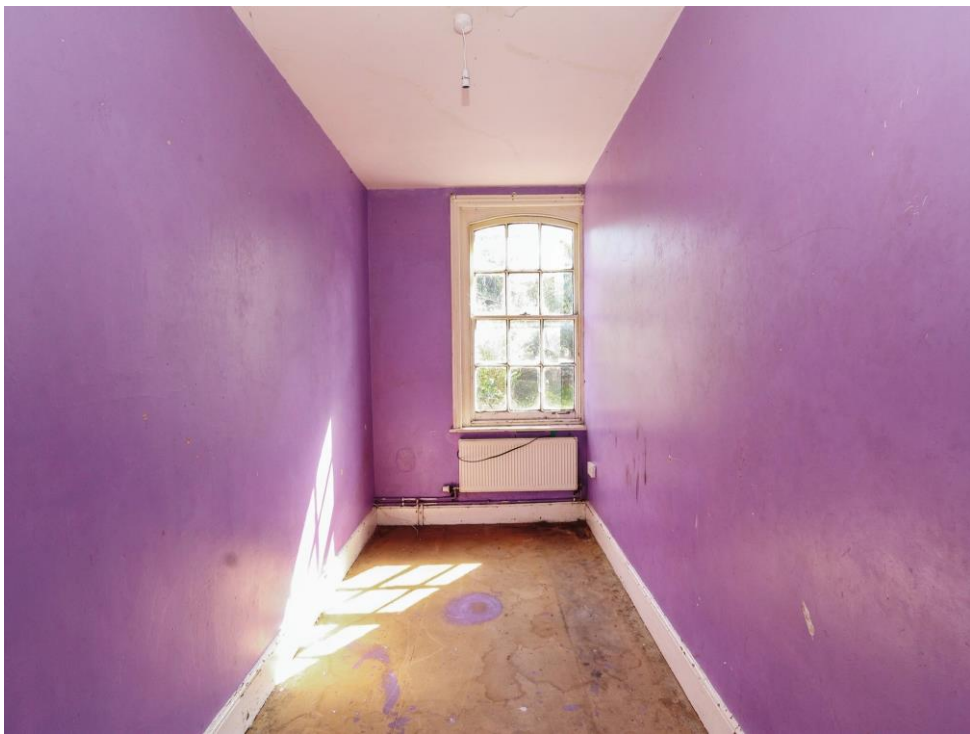
### Bathroom

Window to the rear, bath, separate shower cubicle with wall mounted shower, wash hand basin, WC, storage cupboard, radiator, extractor fan and door to the landing.

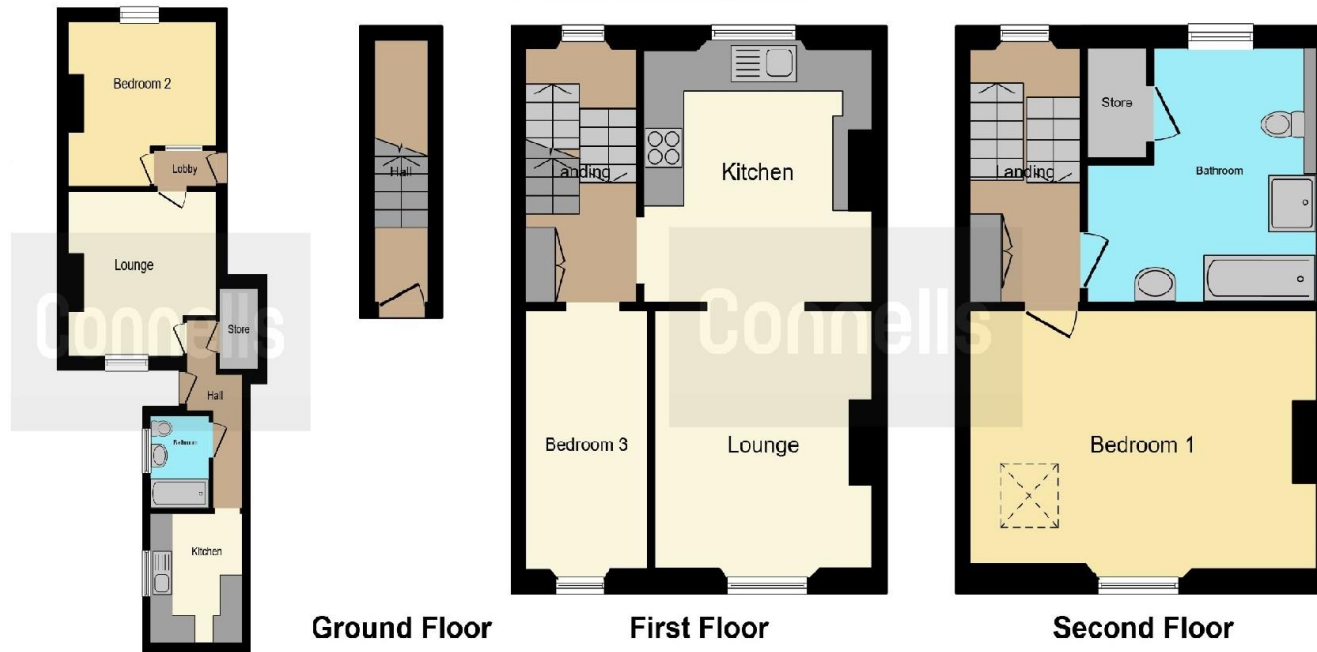
### Outside Space

There is a private courtyard garden accessible via the internal lobby off the lounge.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01305 266 755**  
**E Dorchester@connells.co.uk**

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH308394](http://connells.co.uk/Property/DCH308394)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH308394 - 0005