



Connells

Prince Of Wales Road
Dorchester



Property Description

Situated in the sought after town of Dorchester this unique semi-detached home must be viewed to appreciate all it has to offer and consists of a good sized entrance porch to the front of the property which leads into a spacious lounge/dining room with the added bonus of a multi fuel burner. There is a fitted kitchen with access to the front plus the downstairs bathroom and from the lounge there are stairs leading up onto a generous landing space (This could be altered to use as a second bedroom) there is access to a partially boarded loft space and a door leading into the bedroom which benefits from built in wardrobes. To the front of the property there is an enclosed easterly facing garden with a paved path leading from a private access gate through to the front door, an area laid to lawn plus a fantastic patio seating area perfect for pots and outdoor dining.

Lounge/ Dining Room

22' 10" x 13' 2" (6.96m x 4.01m)
Double glazed windows to the front and side, door leading to the entrance porch and doorway leading to the inner hall where there are doors to both the kitchen and bathroom. Two radiators, television point, telephone point, multi-fuel burner, fitted cupboard housing fuse box, power points and stairs leading to the first floor landing.

Kitchen

11' 1" x 8' 3" plus door recess (3.38m x 2.51m plus door recess)
Double glazed window to the front , double glazed door to the front, a fitted kitchen with a range and variety of wall and base unit cupboards, one bowl sink, worksurfaces with tiled splashbacks, electric fan oven with 4 ring gas hob above and cookerhood over, space for condenser drier and fridge/freezer, wall mounted gas boiler, power points, tiled flooring and door to the inner hall.

Entrance Porch

Single glazed door to the front, two double glazed wooden windows to the front and side, power points and door leading into the lounge/dining room.

Bathroom

The bathroom is situated on the ground floor and can be accessed via a sliding door from the inner hall. There is a double glazed window to the side, bath with shower over, partial tiling, WC, wash hand basin with mirror above and heated towel rail.



Landing

10' 11" x 10' 2" (3.33m x 3.10m)

Stairs from the lounge/dining room, double glazed window to the front, single glazed window into the loft space which is partially boarded, open storage cupboard over the stairs and door leading into the bedroom. This area could be altered to create a second bedroom.

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to the front, built in double wardrobes with rail and shelving, radiator, television point, power points and door leading to the landing.

Outside Space

Front Garden

With an easterly aspect the front garden is enclosed and offers a paved path which leads from the private access gate to the entrance porch front and kitchen doors. There is an area laid to lawn plus a generous patio seating area perfect for outdoor dining and pots. There is also an outside tap, powerpoints and an outside light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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

3 High West Street
 DORCHESTER DT1 1UH

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Tenure: Freehold



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