



**Connells**

Pound Piece  
Maiden Newton Dorchester



### Property Description

This two bedroom house situated in the peaceful village of Maiden Newton benefits from access to local amenities including village pub and shop as well as Maiden Newton Railway Station. The property comprises two double bedrooms, bathroom, lounge and a fitted kitchen. To the rear of the property there is an enclosed garden with a rear access gate and the added bonus of an allocated parking space.

### Entrance Porch

Double glazed door to the front, double glazed window to either side and single glazed door leading into the lounge.

### Lounge

15' 9" x 11' 11" (4.80m x 3.63m)  
Double glazed window to the front, single glazed door leading into the entrance porch, electric storage heater, cupboard housing the consumer unit, fireplace with electric fire inset, telephone point, television point and stairs leading to the first floor.

### Kitchen

13' 5" x 11' 10" (4.09m x 3.61m)  
Door leading from the lounge with double glazed window to the rear, fitted kitchen with a variety of wall and base cupboards, stainless steel one bowl sink and drainer inset, plumbing for a washing machine, space for an electric cooker, cooker hood, tiling, power points and a double glazed door leading to the rear garden.

### Landing

Stairs leading to the first floor landing, access to a partially boarded loft space with pull down ladder and doors to bedroom 1, 2 and the bathroom.

### Bedroom 1

11' 10" x 8' 8" (3.61m x 2.64m)  
Door to the landing, double glazed window to the rear and airing cupboard housing the immersion tank.



## Bedroom 2

11' 11" x 10' (3.63m x 3.05m)

Door leading to the landing and double glazed window to the front,

## Bathroom

Door leading to the landing, bath with shower over, wash hand basin, extractor fan and WC.

## Outside

## Rear Garden

Double glazed door leading from the kitchen into an enclosed rear garden, patio sitting area perfect for pots and alfresco dining, area laid to lawn, storage shed and path leading to a rear access gate.

## Parking

This home has the added bonus of an allocated parking space.









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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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