



**Connells**

Maumbury Road  
Dorchester



## Property Description

Situated close to the centre of Dorchester with stunning views over Maumbury Rings, lies this fantastic and versatile family home. The property comprises three generous bedrooms on the first floor all with triple glazed windows. The ground floor benefits from two reception rooms, one of which is currently serving as a bedroom. There is also a galley style kitchen-diner and shower room. To the rear the garden is south-westerly facing and has been maintained to a high standard with a side access gate.

## Ground Floor

### Entrance Hall

A double glazed front door leads to the entrance hall, with an understairs cupboard, a consumer board, an electric storage heater, stairs leading to the first floor and doors leading to the lounge, the dining room and the kitchen.

### Lounge

12' 11" x 9' 11" ( 3.94m x 3.02m )

Door leading from the entrance hall, with a triple glazed window to the front aspect, an electric storage heater, a television aerial socket, a telephone point and a fireplace which could be opened back up if you wished.

### Dining Room

12' 4" x 11' 5" ( 3.76m x 3.48m )

Door leading from the entrance hall, with a triple glazed window to the rear aspect and an electric storage heater.

### Kitchen

17' 6" x 9' 7" ( 5.33m x 2.92m )

Door leading from the entrance hall to this part tiled fitted kitchen with a range of wall and base units, a stainless steel 1 1/2 bowl sink and drainer, an electric oven and hob with a cookerhood over, plumbing for a washing machine, a double glazed window to the side aspect and a door leading to the shower room.

### Shower Room

Door leading from the kitchen, with a window to the side and rear aspects, a WC, a wash hand basin, a shower cubicle and an electric towel rail.

## First Floor

### First Floor Landing

Stairs leading up from the ground floor and with doors to bedrooms 1, 2 and 3.

### Bedroom 1

16' 10" x 9' 11" ( 5.13m x 3.02m )

Door leading from the first floor landing, a triple glazed window to the front aspect, with an electric storage heater and fitted wardrobes.

### Bedroom 2

13' x 9' 10" ( 3.96m x 3.00m )

Door leading from the first floor landing with a triple glazed window to the rear aspect and an airing cupboard.

### Bedroom 3

9' 9" x 6' 7" ( 2.97m x 2.01m )

With a door leading room the first floor landing with a triple glazed window to the rear aspect and an electric radiator.

## Outside

### Rear Garden

Door leading from the kitchen to the rear garden along with a side access gate and a rear gate with access to an additional strip of land. The garden has a greenhouse, a shed with a light and power point and is laid to paving and gravel for low maintenance.









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**EPC Rating: E**

Tenure: Freehold

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