



Connells

Foundry Court High Street
Fordington Dorchester



Property Description

This lovely one double bedroom maisonette property is situated in the heart of Dorchester town in the sought after Fordington area, The property is presented to a high standard throughout and comprises of a private entrance, a spacious well equipped open-plan kitchen / diner / lounge with large windows making this a lovely bright and pleasant area for cooking, dining and entertaining, there is a modern bathroom and a study. There is also a generous double bedroom. At the rear of the property there is an allocated parking space for one car as well as a private garden space.

Ground Floor

Entrance Hall

Double glazed door to the front, with a radiator, a cupboard and doors leading to bedrooms one, the study, the bathroom and the open plan lounge / kitchen / dining room.

Lounge / Kitchen / Dining Room

14' 11" x 19' 2" (4.55m x 5.84m)

Door leading from the entrance hall to an open plan lounge / kitchen / dining room with a double glazed window to the front aspect, an understairs cupboard, a radiator, a television aerial socket and a telephone point.



The part tiled kitchen is fitted with a range of wall and base units, with worksurfaces over and a breakfast bar, a 1 1/2 bowl sink, plumbing for a washing machine, a radiator, an electric oven and hob with a cookerhood over.

Bedroom 1

12' x 8' 3" (3.66m x 2.51m)

Door leading from the entrance hall and with a double glazed window to the rear aspect.

Study

11' 7" x 5' 9" (3.53m x 1.75m)

Door leading from the entrance hall and with a radiator.

Bathroom

Door leading from the entrance hall to a part tiled bathroom with a WC, a wash hand basin, a bath with a shower over, a radiator, and an extractor fan.

Outside

Front Garden

Garden laid with a courtyard patio and flower borders.

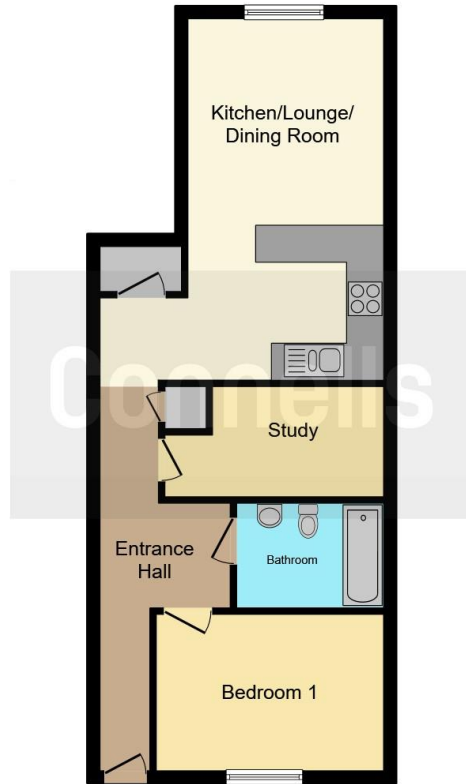
Parking

One allocated parking space in the residents car park which also has visitor parking bays.









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

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EPC Rating: C

Tenure: Leasehold

[view this property online connells.co.uk/Property/DCH308608](http://connells.co.uk/Property/DCH308608)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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