



Connells

Charlmont Cross
Broadmayne DORCHESTER



Property Description

Situated in the village of Broadmayne just a short drive from Dorset's County Town, Dorchester, lies this two double bedroom home. The property comprises two double bedrooms and a family bathroom on the first floor. While the Ground Floor benefits from a modern kitchen, porch, rear hallway and a generous lounge-diner. There is the added benefit of a low-maintenance rear garden, allocated parking space and garage in block.

Entrance Porch

With a double glazed door to the front aspect and a door leading to the lounge.

Lounge

14' 4" x 13' 8" (4.37m x 4.17m)

A door leading from the entrance porch, with a double glazed window to the front aspect, a radiator, a television aerial socket, a telephone point, an electric fireplace and a door leading to the rear hallway.

Rear Hallway

With doors leading from the lounge and to the kitchen, a radiator, a telephone point, the consumer cupboard, stairs leading up to the first floor and a double glazed door to the rear leading to the garden.

Kitchen

10' 8" x 6' 4" (3.25m x 1.93m)

A door leading from the rear hallway to a fitted kitchen with a range of wall and base units, a stainless steel sink and drainer, a gas oven and hob with a cookerhood over, a radiator, the central heating boiler, plumbing for a washing machine and a dishwasher, space for a fridge freezer and a double glazed window to the rear aspect.



First Floor Landing

Stairs leading up from the ground floor, with an airing cupboard, access to the loft and doors to bedrooms 1, 2 and the bathroom.

Bedroom 1

11' 5" x 13' 8" (3.48m x 4.17m)

A door leading from the first floor landing, with a double glazed window to the front aspect and a radiator.

Bedroom 2

6' 4" x 13' 8" (1.93m x 4.17m)

A door leading from the first floor hallway, with a double glazed window to the rear aspect and a radiator.

Bathroom

A door leading from the first floor landing to the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator and a double glazed window to the rear aspect.

Outside

Rear Garden

A door leading from the rear hallway to the rear garden, laid with decking and mature shrub borders. Ample space for seating and alfresco dining, with a storage shed, a rear gate and the gas meter.

Parking

The property benefits from one allocated parking space.

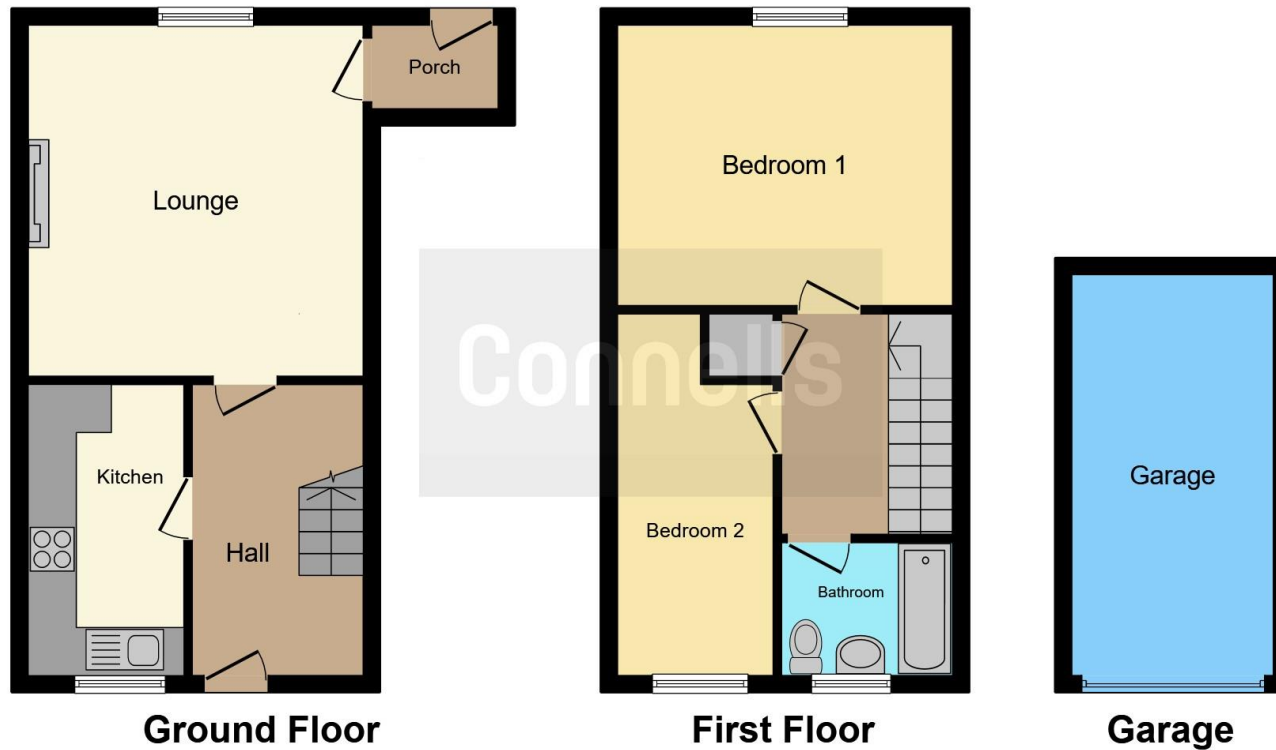
Garage

A garage with a manual up and over garage door in a garage block.









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

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EPC Rating: C

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Tenure: Freehold



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