



Connells

Beech Court South Walks Road
Dorchester

Beech Court South Walks Road Dorchester DT1 1DX

for sale guide price
£255,000



Property Description

Connells are pleased to offer this well-presented first floor apartment which is situated in a popular town centre location overlooking South Walks Road. The property is within close proximity to the very popular Brewery Square, the railway station and bus services. The property has been well maintained with accommodation including a large hallway, spacious living/dining room, fitted kitchen, three generous bedrooms and the family shower room. This spacious and conveniently located apartment is offered for sale with no forward chain. Outside there is garage which has power and a light and access to communal gardens.

1st Floor

Entrance Hall

Entrance hall from first floor landing with an entry intercom, a telephone point, the consumer cupboard and doors the lounge / dining room and bedroom 3.

Lounge / Dining Room

20' 3" max x 15' 9" max (6.17m max x 4.80m max)

A door leads from the entrance hall, with a double glazed window to the front aspect, an electric storage radiator, a telephone point, a television aerial socket and doors to the kitchen and the inner hallway.

Kitchen

9' 7" x 7' 10" (2.92m x 2.39m)

A door leads from the lounge / dining room to the fitted kitchen with a range of wall and base units, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over, plumbing for a washing machine and a double glazed window to the rear aspect.



Inner Hallway

A door from the lounge / dining room leads into the inner hallway, with an airing cupboard, a storage cupboard and doors leading to bedrooms 1, 2 and the shower room.

Bedroom 1

11' 10" x 10' 10" (3.61m x 3.30m)

A door leads from the inner hallway, with an electric storage heater, a double glazed window to the front aspect, built in wardrobes and a television aerial socket.

Bedroom 2

10' 10" x 9' 6" (3.30m x 2.90m)

A door leads from the inner hallway with an electric storage heater and a double glazed window to the rear aspect.

Shower Room

A door leads from the inner hallway to the part tiled shower room, with a WC, a wash hand basin, an electric storage heater, an extractor fan, a shaver point and a shower cubicle.

Bedroom 3

13' 4" x 9' 4" (4.06m x 2.84m)

A door from the entrance hall leads to bedroom 3 with an electric storage heater, a double glazed window to the rear aspect and two built in wardrobes.

Outside Space

Communal Gardens

Communal gardens are laid to lawn with a pathway, mature borders and a washing line.

Parking

Garage parking in a block, with power, light and an up and over door.









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

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308737

This is a Leasehold property with details as follows; Term of Lease 400 years from 01 Jan 1969. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DCH308737 - 0008