



**Connells**

St. Georges Road  
DORCHESTER



### Property Description

Situated in a quiet corner of the popular Fordington area in Dorset's county town lies this three bedroom family home. The property comprises entrance porch, kitchen, well-proportioned lounge-diner and W.C. on the ground floor. The first floor is home to the family shower room and three generous double bedrooms. There is the added bonus of a south-facing rear garden with rear access and an outbuilding for storage. The area also offers plenty of on street parking.

### Ground Floor

#### Entrance Porch

A double glazed front door leads into the entrance porch with double glazed windows to the side and front aspects and a double glazed door leading into the entrance hall.

#### Entrance Hall

A double glazed door leads from the entrance porch into the entrance hall, with the consumer cupboard, stairs leading to the first floor, a doorway leads into the kitchen, a pair of sliding doors lead into the lounge and a double glazed door leads onto the rear garden.

#### Lounge

17' 7" x 12' 8" ( 5.36m x 3.86m )

A pair of sliding doors lead from the entrance hall into the lounge with an electric fireplace, air source heating, a television aerial socket and double french doors leading onto the rear garden.

#### Kitchen

12' 8" x 8' 1" ( 3.86m x 2.46m )

A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and a gas hob with a cookerhood over and a double glazed window to the front aspect.

#### Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, a double glazed window to the rear aspect and plumbing for a washing machine.



## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with a storage cupboard housing the boiler and with access to the part boarded loft. Doors lead to the bathroom and to bedrooms 1, 2 and 3.

### Bedroom 1

12' 10" x 10' 5" plus recess into wardrobe ( 3.91m x 3.17m plus recess into wardrobe )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the rear aspect, a television aerial socket and built in wardrobes.

### Bedroom 2

12' 11" x 10' 6" ( 3.94m x 3.20m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the front aspect and an airing cupboard and a built in wardrobe.

### Bedroom 3

7' 2" x 9' 1" ( 2.18m x 2.77m )

A door leads from the first floor landing into bedroom 3 with a double glazed window to the front aspect and a television aerial socket.

### Bathroom

A door leads from the first floor landing into the family bathroom with a double glazed window to the rear aspect, a WC, a wash hand basin, a shower cubicle, an extractor fan and a heated towel rail.

### Outside Space Front Garden

Steps lead up to the front path, with the front garden being laid with low maintenance gravel and mature shrubs.

### Rear Garden

Double glazed french doors from the lounge and a double glazed door from the entrance hall lead onto the tiered rear garden which is laid to a patio for al fresco dining, a lawn and gravel areas. There is a rear access to the on street parking.

### Outbuilding

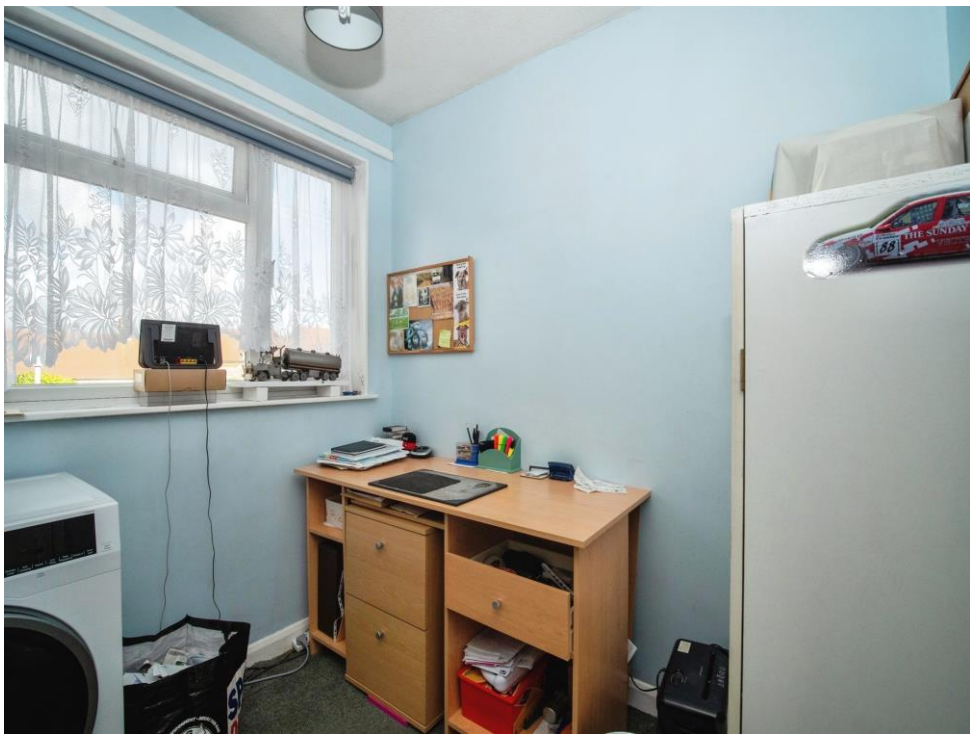
8' 11" x 5' 11" ( 2.72m x 1.80m )

A brick built outbuilding in the rear garden provides additional storage.

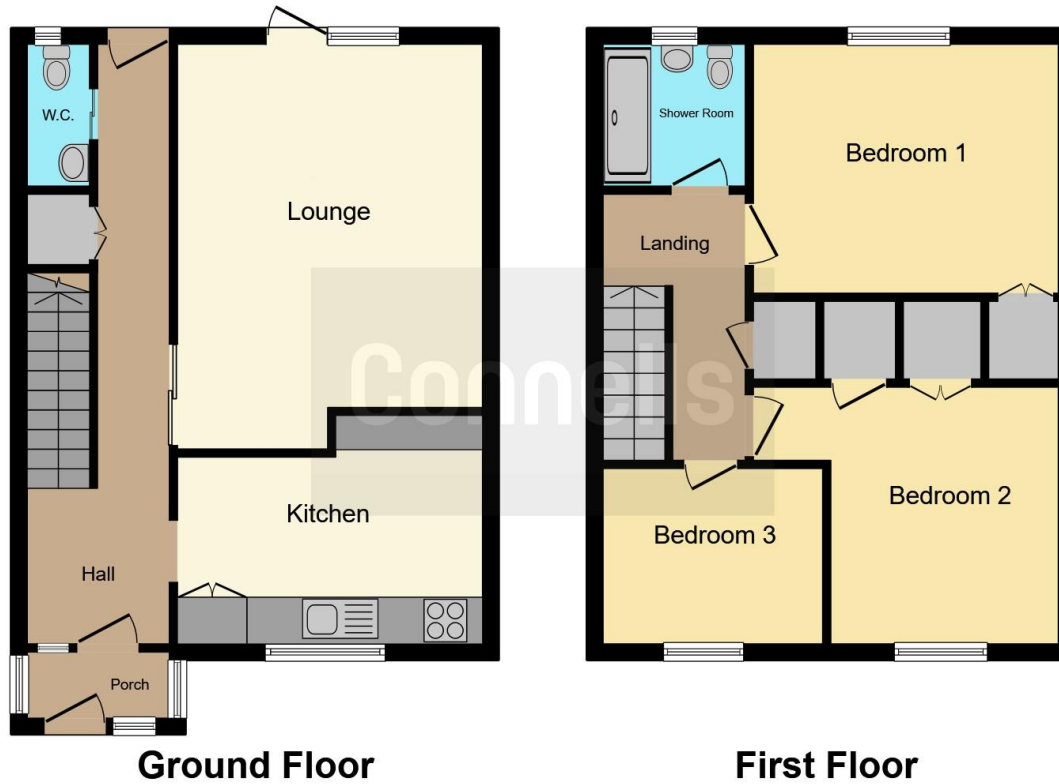
### Agents Note

Property has a Private Right of Way - Please ask branch for more details









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: D**

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Tenure: Freehold



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