



Connells

Broken Cross
Charminster Dorchester

Broken Cross Charminster Dorchester DT2 9QB

for sale
£150,000



Property Description

Situated in the ever popular village of Charminster, less than two miles from Dorchester Town Centre, lies this ground floor flat. The property has been well-maintained and comprises kitchen-diner, lounge, two well-proportioned bedrooms, a wet room and ample storage. There is the added bonus of a private enclosed rear garden and access to residents parking. We are advised that this property is subject to a Section 157 - please ask the branch for more details.

Ground Floor

Entrance Hall

The double glazed front door leads into the entrance hall with a cupboard, an understairs cupboard, an airing cupboard and doors to the lounge, the shower room, the kitchen / diner and to bedrooms 1 and 2.

Lounge

13' 6" x 11' 10" (4.11m x 3.61m)

A door from the entrance hall leads into the lounge with a double glazed window to the front aspect, a television aerial socket, a telephone point and an electric storage heater.

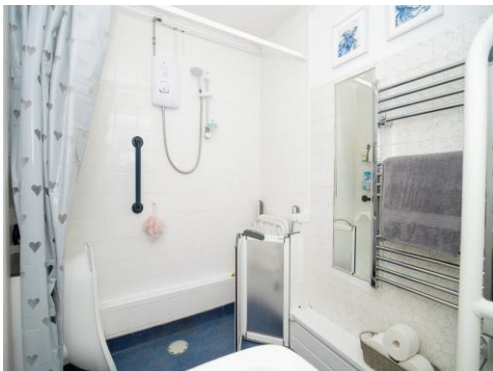
Kitchen / Diner

9' 10" x 11' 10" (3.00m x 3.61m)

A door leads from the entrance hall into the kitchen / diner. Fitted with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob, plumbing for washing machine and space for a fridge freezer. There is a double glazed window to the rear aspect and a door leading into the rear porch and onto the rear garden.

Wet Room

A door leads from the entrance hall into the wet room with a shower, a WC, a wash hand basin an electric radiator and a double glazed window to the front aspect.



Bedroom 1

12' 8" x 12' 6" (3.86m x 3.81m)

A door leads from the entrance hall into bedroom 1 with an electric storage heater and a double glazed window to the rear aspect.

Bedroom 2

9' 2" x 6' 6" (2.79m x 1.98m)

A door leads from the entrance hall into bedroom 2 with a double glazed window to the rear aspect.

Rear Porch

A door leads from the kitchen / diner into the rear porch. A door leads from the rear porch onto the rear garden.

Outside Space

Rear Garden

A door from the rear porch leads onto the private rear garden with a rear access gate, areas laid to gravel, a newly laid lawn, beds for planting and with space for outdoor seating.

Parking

Residents Parking is available.

Agents Note

We are advised that this property is subject to a Section 157 - please ask the 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

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 Council Tax
 Band: B

Service Charge: 512.64 Ground Rent:
 9.96

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308553

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jul 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.

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: DCH308553 - 0010