



Connells

Station Road
Maiden Newton Dorchester



Property Description

Situated in the popular village of Maiden Newton lies this two bedroom freehold home. The property comprises a kitchen and spacious lounge-diner on the ground floor with two bedrooms and shower room on the first floor and access to a generous loft room. There is the added bonus of a garage in a bloc. The property is offered to the market with no onward chain.

Ground Floor

Entrance Porch

The front door leads into the entrance porch, an internal door leads into the kitchen.

Kitchen

8' 7" x 13' 10" (2.62m x 4.22m)

A door leads from the entrance porch into the fitted kitchen with a range of wall and base units with worksurfaces over, a sink, an electric oven and hob, plumbing for a washing machine, an electric radiator, and a double glazed window to the front aspect. A pair of glazed doors lead into the lounge / dining room.

Lounge / Dining Room

13' 11" x 12' 4" (4.24m x 3.76m)

A pair of glazed doors lead from the kitchen into the lounge / dining room with a double glazed window to the rear aspect, a electric storage radiator, a television aerial socket, a telephone point and stairs leading up to the first floor.



First Floor

First Floor Landing

Stairs lead up from the lounge / dining room to the first floor landing with an electric storage radiator, access to the 2nd floor loft room by way of a loft ladder and with doors to the bathroom and the two bedrooms.

Bedroom 1

13' 10" x 9' (4.22m x 2.74m)

A door leads from the first floor landing into bedroom 1 with a double glazed window to the rear aspect, an electric storage radiator and a television aerial socket.

Bedroom 2

9' 10" x 8' 6" (3.00m x 2.59m)

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

Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a shower, a double glazed window to the front aspect and an electric radiator.

2nd Floor

Loft Room

13' 9" x 8' 5" (4.19m x 2.57m)

A loft ladder from the first floor landing leads up to the loft room with double glazed skylights to the front and rear aspects and with eaves storage.

Parking

Garage

18' 3" x 8' 9" (5.56m x 2.67m)

The property benefits from a garage en bloc, accessed via a driveway and which comes with an up and over garage door.

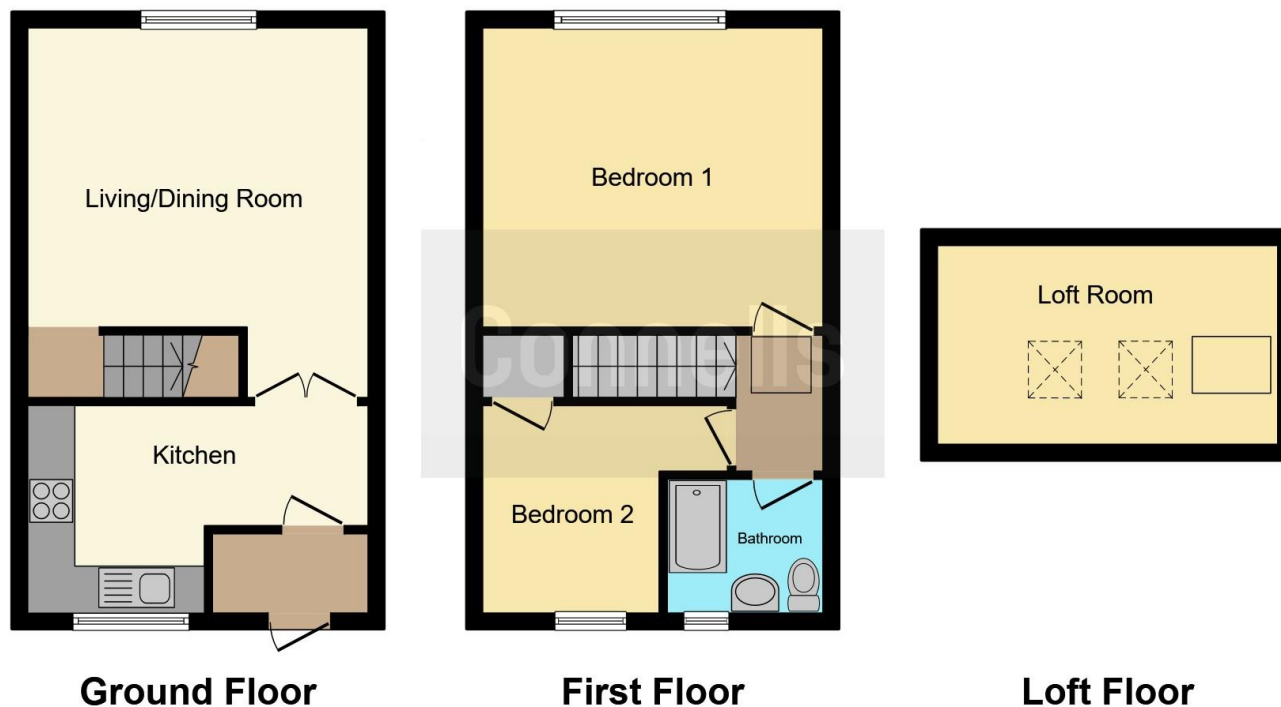
Agents Note

We are advised that there is a Private Right of Way over the yard and through the porch for 3B.









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: D Council Tax
 Band: B

Tenure: Freehold

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