



**Connells**

Colliton Street  
Dorchester



## Property Description

Situated in the popular market town of Dorchester and close to an array of local amenities this recently refurbished, THREE DOUBLE BEDROOM END OF TERRACE HOUSE offers a generous living room, fully fitted kitchen with a selection of base units and a recently renovated family bathroom. On the first floor the property benefits from two double bedrooms, with a second floor, boasting an additional double bedroom with generous eave storage space for convenience. The property benefits from a private, walled courtyard garden which is accessed through a door from the kitchen, along with permit parking for ease. The property is a short distance from the local amenities, such as shops, restaurants and travel services such as the bus route. The property is being sold with no onwards chain and a viewing is recommended to appreciate the space this property has to offer!

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with an understairs cupboard, stairs to the first floor and doors to the lounge, the open plan kitchen / dining room and the bathroom.

### Lounge

16' 7" x 13' 5" ( 5.05m x 4.09m )

A door leads from the entrance hall into the lounge with a decorative fireplace and a window to the front aspect.

### Open Plan Kitchen/Dining Room

15' 3" x 11' 6" ( 4.65m x 3.51m )

A door leads from the entrance hall into the open plan kitchen / dining room.

The kitchen is fitted with a range of base units with worksurfaces over, there is a wall mounted central heating boiler, a sink and drainer, a window to the rear aspect, space for an oven, a washing machine and a fridge freezer.

There is ample space for a table and chairs.

A door leads out onto the rear courtyard garden.

### Bathroom

6' 8" x 5' 8" ( 2.03m x 1.73m )

A door from the entrance hall leads into the bathroom with a WC, a wash hand basin, a bath with a shower over, a window to the side aspect, a radiator and an extractor fan.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing, with doors to bedrooms 1 and 2 and stairs leading up to the second floor.

### Bedroom 1

17' 6" x 13' 5" ( 5.33m x 4.09m )

A door leads from the first floor landing into bedroom 1 with a radiator and a window to the front aspect.

### Bedroom 2

14' 4" x 13' 5" ( 4.37m x 4.09m )

A door leads from the first floor landing into bedroom 2 with a window to the rear aspect, a radiator and two built in cupboards.

## Second Floor

### Bedroom 3

13' 3" x 13' 1" ( 4.04m x 3.99m )

Stairs lead up from the first floor into bedroom 3 with a radiator, two skylights and doors leading off either side to two substantial eave storage spaces.

### Loft Storage - Area 1

11' 2" x 11' 1" ( 3.40m x 3.38m )

A door from bedroom 3 leads into this storage space with a window to the front aspect.

### Loft Storage - Area 2

12' 4" x 11' 2" ( 3.76m x 3.40m )

A half height door leads from bedroom 3 into the second eaves storage area and which also benefits from a window to the side aspect.

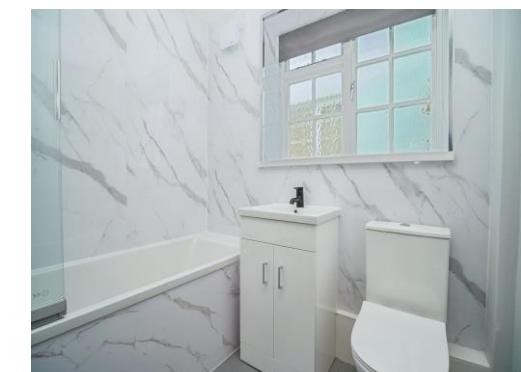
## Outside Space

### Rear Courtyard Garden

A door from the open plan kitchen / dining room leads out onto the rear courtyard garden. This walled garden is laid to a patio with an area of astro lawn and space for a bistro table and chairs to enjoy al fresco dining.

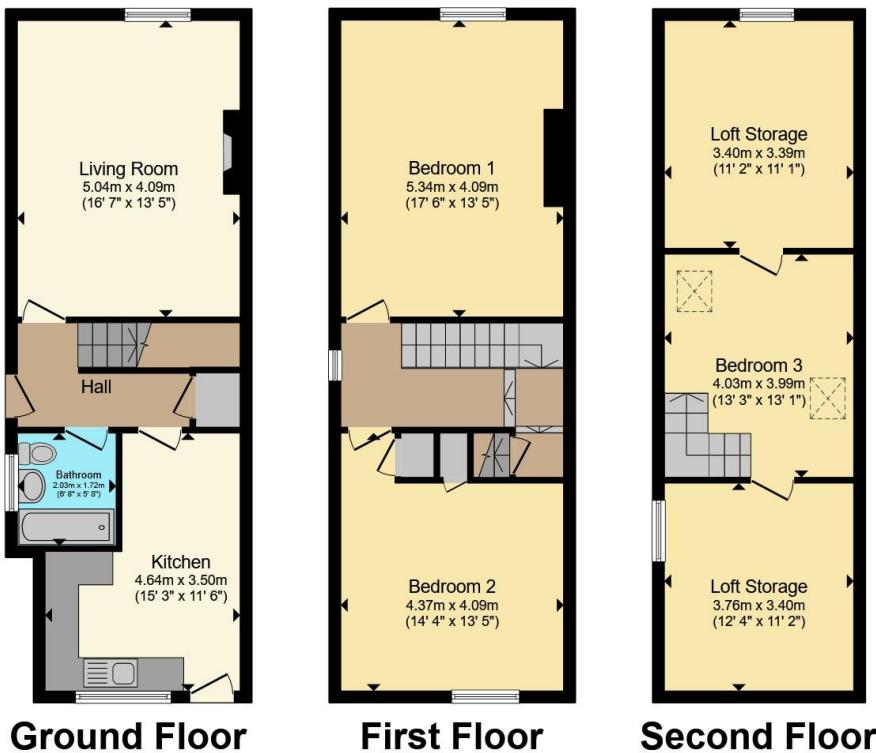
## Parking

Permit parking is available nearby.









Total floor area 136.1 m<sup>2</sup> (1,465 sq.ft.) approx

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**Connells**

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3 High West Street  
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EPC Rating:  
 Exempt

Council Tax  
 Band: C

Tenure: Freehold

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