



Connells

Louise Road
Dorchester



Property Description

Situated in the popular area of Victoria Park close to the hospital, schools and a range of other amenities, lies this three bedroom home. The property comprises three generous bedrooms and family bathroom on the first floor. There is a lounge, dining room, kitchen, sun room/utility and WC on the ground floor. There is the added bonus of a south facing rear garden and driveway parking.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall with a double glazed window to the side aspect, a radiator, a telephone point, stairs to the first floor, an understairs cupboard and doors to the lounge and the kitchen.

Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator and an open fireplace.

Kitchen

13' 2" x 6' 11" (4.01m x 2.11m)

A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven with a gas hob and a cookerhood over, space for a fridge/freezer, a double glazed window to the side aspect and doors leading into the conservatory and the dining room.

Dining Room

13' x 10' 11" (3.96m x 3.33m)

A door leads from the kitchen into the dining room with a radiator, a television aerial socket and a double glazed window to the rear aspect looking into the conservatory.

Conservatory

14' 10" x 5' 7" (4.52m x 1.70m)

A door leads from the kitchen into the conservatory which is of a UPVC construction with a double glazed window to the rear aspect, a door leading out onto the rear garden and a door into the shower room.

Shower Room

A door leads from the conservatory into the shower room with a WC, a wash hand basin, a wetroom style shower, a radiator and double glazed windows to the rear and side aspects.

First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a double glazed window to the side aspect, loft access and doors to all three bedrooms and the bathroom.

Bedroom 1

13' x 10' 11" (3.96m x 3.33m)

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

Bedroom 2

12' 11" x 12' (3.94m x 3.66m)

A door leads from the first floor landing into bedroom 2 with a double glazed window to the front aspect, built in wardrobes, a radiator and a television aerial socket.

Bedroom 3

10' x 6' 11" (3.05m x 2.11m)

A door leads from the first floor landing into bedroom 3 with a double glazed window to the rear aspect, a radiator and built in wardrobes.

Bathroom

6' x 5' 10" (1.83m x 1.78m)

A door leads from the first floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator, a shaver point and an extractor fan.

Outside Space

Front Garden

The front garden is laid to paving allowing the parking of a vehicle via a dropped kerb with side access on the right hand side leading to the garage and the rear garden.

Rear Garden

A door leads out of the conservatory onto the rear garden which is laid to a patio allowing for alfresco dining. A further lawn bordered with a path leads down the side of the garage and to a further outbuilding.

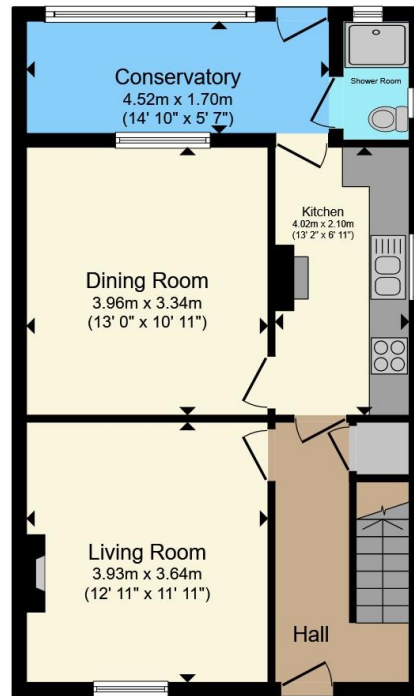
Agents Note

The property is situated between the Dorset County Hospital, Dorchester Middle School and The Thomas Hardy School, close to a wide range of shops, leisure facilities and other amenities.

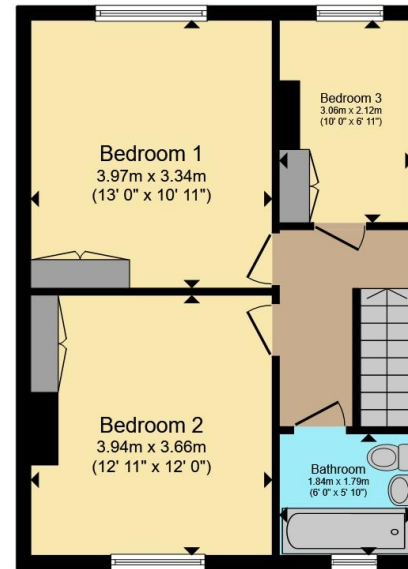








Ground Floor



First Floor

Total floor area 104.0 m² (1,120 sq.ft.) approx

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.propertybox.io

Connells

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: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309439



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: DCH309439 - 0004