



## James Road, Dorchester, Dorset

A 3 bedroom family house with 2 reception rooms, located on a popular road within Dorchester town, backing on to playing fields, in good decorative order.

Guide Price  
**£325,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 17 James Road, Dorchester, Dorset, DT1 2HB

- Three double bedrooms
- Renovated property throughout
- Lovely garden backing on to neighbouring playing fields
  - Two reception rooms
  - Spacious front garden
- Popular town centre location
  - Lovely views
  - Council Tax Band C

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008







### The Property

A terraced period family house with 3 double bedrooms, situated within a sort after area in Dorchester, walking distance to Dorchester town centre and excellent local schools. The garden backs on to playing fields which gives a lovely outlook from the back of the property. Further benefits include 2 reception rooms, side access to the rear garden and gas central heating.

An entrance door opens to the hallway which provides access to all rooms as well as 2 downstairs cupboards and stairs rise to the first floor. The sitting room is located to the front of the house with a bay window giving plentiful natural light and there is a central fireplace (boarded). The dining room is at the back of the house and has French doors and windows to the rear garden and plenty of space for a family dining table. The kitchen is fully fitted and has white kitchen cupboards and drawers and built in appliances include an electric oven, gas hob and cooker hood over. There is space for a dishwasher, fridge and separate freezer and further down the kitchen is a utility

area where there is space and plumbing for a washing machine, tumble dryer and a glazed door to the rear garden.

On the first floor there is a landing with airing cupboard (housing the gas central heating boiler) and loft access. The 3 bedrooms are all double rooms. Bedrooms 1 and 2 are a similar size and of good proportions and the third is smaller room with a built in cupboard. The family bathroom has been replaced recently and has a bath with shower over as well as a WC and wash hand basin.

### Outside

The rear garden is a good size with a large patio seating area abutting the house. There is an area of artificial grass lawn with areas of landscaped rockery and flower borders and further down the garden is a green house as well as a garden shed. At the bottom of the garden there is a gravelled area, which could be used for seating. A Pedestrian gate provides side access to the rear garden from the front of the house.

To the front of the house there is a good size enclosed front

garden, mainly laid with gravel, which others in the row have converted to a parking space.

### Situation

The county town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities. Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby. Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

## Services

All main services are connected.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors (<https://www.ofcom.org.uk>)

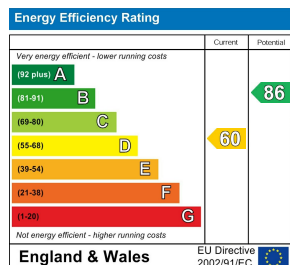
## Local Authority

Dorset Council 01305 251010

[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## Directions

From the Top O' Town roundabout, take the first exit left into Albert Road continuing left into Cornwall Road. At the traffic lights proceed straight over and at the next set of traffic lights turn right into Weymouth Avenue. Proceed along this road taking the second right into Queens Avenue, follow the road to the mini roundabout and take the first exit left and continue along Clarence Road, then take the first right onto James Road. Follow the road and as it begins to bear left the property will be in front, across small the green.



Dorchester/KWI/16.07.24 rev

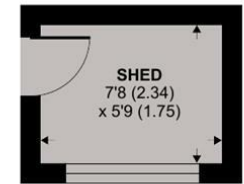
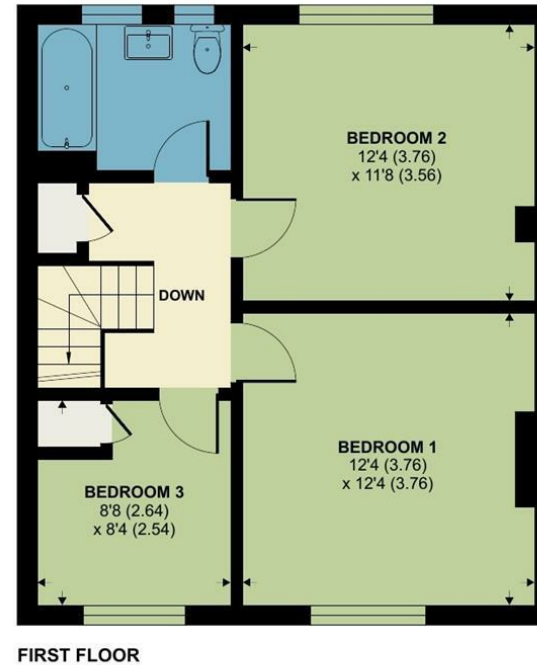
## James Road, Dorchester

Approximate Area = 1028 sq ft / 95.5 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Symonds & Sampson. REF: 11197353



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