

Symonds
& Sampson

Alington Road

Dorchester, Dorset

19 Alington Road

Dorchester,
Dorset DT1 1NS

A period semi detached house in need of modernisation and currently arranged with two bedrooms, situated in a popular residential position on the edge Fordington.



- Period property
- No onward chain
- 2/3 bedrooms
- Off road parking
 - Garden
- Close to town

Guide Price £275,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

A semi-detached house close to the town centre with parking and potential to modernise and re-configure, being sold with no onward chain.

ACCOMMODATION

The accommodation in brief comprises on the ground floor; a sitting room situated at the front of the property with chimney breast. A dining room which has a useful under stairs storage cupboard and doorway into a galley kitchen with some fitted cupboards, work tops with sink and drainer, integrated gas hob and electric oven, back door into the garden.

Upstairs the layout has been adapted with two bedrooms and a good size wet room that could be converted back to a third bedroom. There is a separate cloakroom on the landing.

OUTSIDE

There is driveway providing off road parking to the side of the property and a carport.

A patio area abuts the rear of the property with a garden shed. A path leads up to a level lawn with a variety of small trees and shrubs. There is another useful garden shed.

SITUATION

The property is situated within the Fordington area of Dorchester town, which falls within the catchment area of a number of highly regarded schools. The town centre is within a short distance, providing a good range of shops, restaurants and leisure facilities.

Dorchester South and Dorchester West train stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively and the Dorset County Hospital is nearby.

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.

DIRECTIONS

What3words///carting.spirit.shirtless

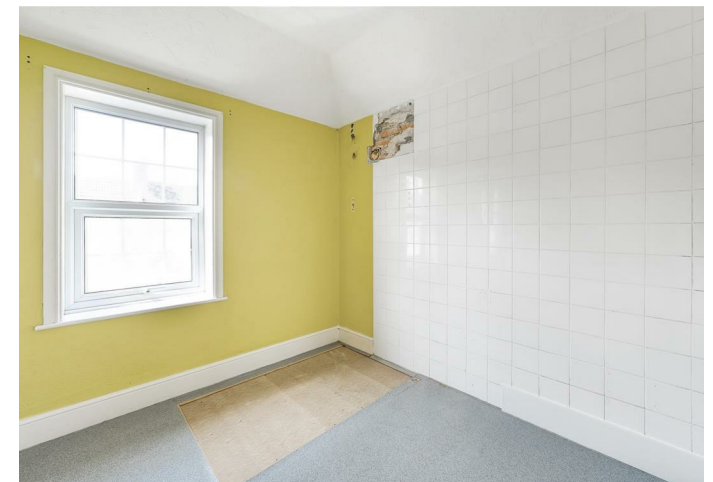
SERVICES

Mains gas, electric, water and drainage. Gas central heating.

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage outdoors and have limited coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)





Alington Road, Dorchester, DT1

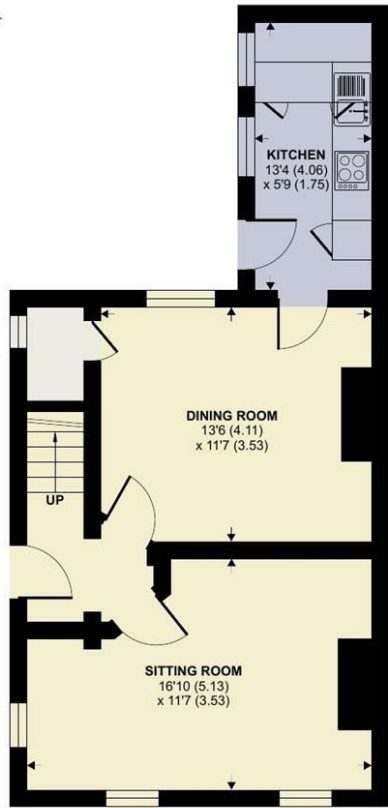
Approximate Area = 907 sq ft / 84.2 sq m (excludes carport)

Outbuilding = 61 sq ft / 5.6 sq m

Total = 968 sq ft / 89.8 sq m

For identification only - Not to scale

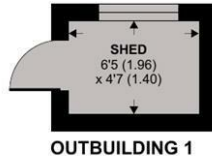
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



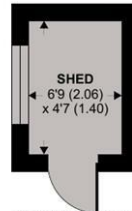
GROUND FLOOR



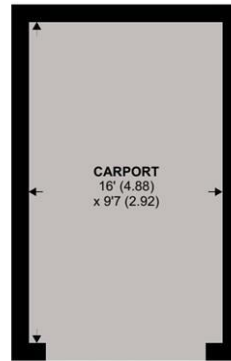
FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2



CARPOT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1174649



Dorchester/SXP/02.09.24



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