



Symonds
& Sampson

2 Lower Burton Cottages

Lower Burton, Dorchester, Dorset

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Dorchester, Dorset
DT2 7RZ

A three bedroom terrace cottage with newly fitted kitchen, enjoying uninterrupted countryside views, just a stones throw from the county town of Dorchester.



- Countryside views
- No forward chain
- Off-road parking
- Newly fitted kitchen
- Close to Dorchester

Guide Price £250,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Built of brick and render, this property benefits from UPVC double glazing, electric heating and off road parking.

ACCOMMODATION

The accommodation in brief comprises; entrance hall; kitchen recently fitted with stylish cupboards and drawers, work surfaces with sink and drainer, integrated electric oven and hob with extractor hood, space and plumbing for a washing machine and a fridge/freezer. There is a modern shower room with white suite and sitting room with chimney breast and open fire. On the first floor there are three bedrooms.

OUTSIDE

There is a small front garden and the rear garden is mostly grass with decking abutting the house.

SITUATION

Situated on the edge of Dorchester within easy reach of the town, there is a popular pub within walking distance and a Lidl supermarket nearby. The town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, cafe/bars and cinemas; including Brewery Square development with its variety of shops and restaurants centred around a fountain square.

The property falls within the catchment area of a number of highly regarded schools and is in easy reach of Dorset County Hospital. Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads respectively.

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///fidelity.jubilant.rooms

SERVICES

Mains electricity and water are connected.
Private drainage. (Septic tank shared between six properties)

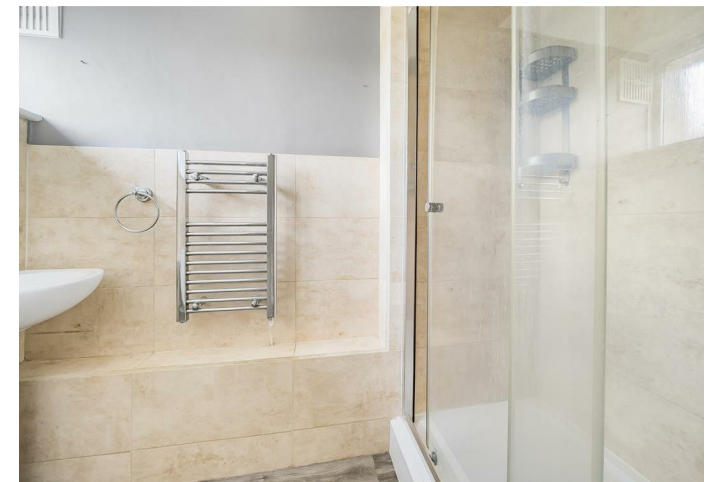
Broadband - Superfast speed available
Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

Liability for 1/6 of the cost of emptying, repairing and replacing the septic tank.

Liability for 1/6 of the cost of maintaining the private road to the cottages.

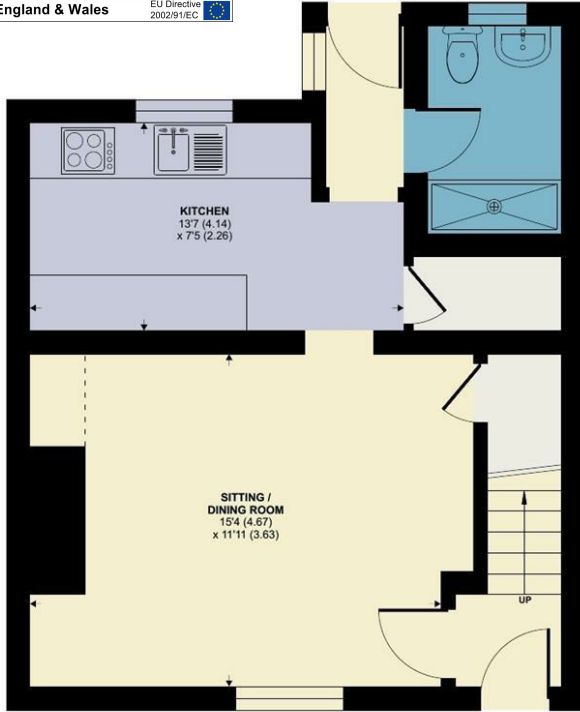


Energy Efficiency Rating	
Current	Potential
(92-100) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Lower Burton, Dorchester

Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1195671



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