

Symonds
& Sampson



Elizabeth Place

Dorchester, Dorset

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Elizabeth Place
Dorchester
Dorset DT1 2JL



- No Chain
- 3 bedrooms
- 2 reception rooms
- Off road parking
- Thomas Hardy School Catchment
- Close to amenities

Guide Price £310,000

Freehold

Dorchester Sales
01305 261008
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THE PROPERTY

A 3 bedroom semi-detached house offered for sale with no chain and situated close to the town and amenities.

THE ACCOMMODATION

This 3 bedroom semi-detached house is being sold with the opportunity for modernisation and no chain. The accommodation in brief comprises; entrance hall with stairs and under stairs cupboard. Sitting room with TV connection and outlook onto a green with play area. A separate dining room with patio doors to the garden. Kitchen with fitted cupboards and drawers, work surfaces with sink and drainer. There is space and connection for a gas cooker. A larder cupboard and wall hung gas boiler serving the central heating and hot water. There is a further breakfast room with additional fitted cupboards and drawers, work surfaces with sink and drainer, space and plumbing for a washing machine and tumble dryer.

Upstairs there are 3 bedrooms, bedroom 1 and 2 are both double bedrooms. Bathroom with a white suite.

The property benefits from UPVC double glazing, gas central heating and a drive for off road parking.

OUTSIDE

The rear garden is laid to lawn with some shrubs and a patio abutting the house with outside tap. The front garden is laid to lawn and offers scope to create additional parking.

SITUATION

The property is situated within walking distance of a convenience store on new Poundbury and the Poet Laurette pub.

Dorset County Hospital is also within easy reach as are a number of well regarded schools, including the Thomas Hardy School. There is a modern leisure centre with swimming pool, gymnasium and all weather pitches. The town centre can be found within 1 mile with the vibrant Brewery Square providing a good range of restaurants, Odeon cinema and train station with main line to London Waterloo. The town provides a good range of shops, restaurants and facilities. Supermarkets include Waitrose, Tesco, Co-op and Lidl. There are a wide range of sporting facilities which include Dorchester rugby, football and cricket clubs, tennis and squash and golf at Came Down.

DIRECTIONS

Use What3words to find your destination - treaty,cyber.thousands

SERVICES

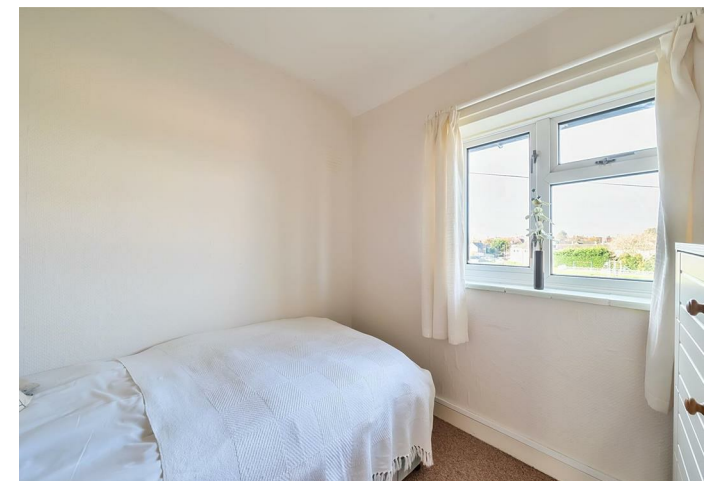
Mains Gas, Electric, Water and Drainage.

Broadband - Ultrafast speed available

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

MATERIAL INFORMATION

Although we are unable to confirm, it is likely that the property is subject to a Section 157.



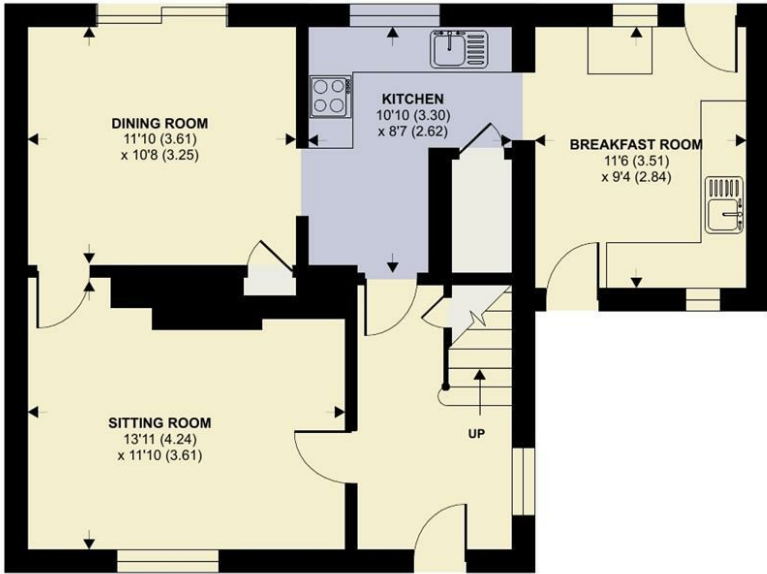
Elizabeth Place, Dorchester

Approximate Area = 1097 sq ft / 101.9 sq m

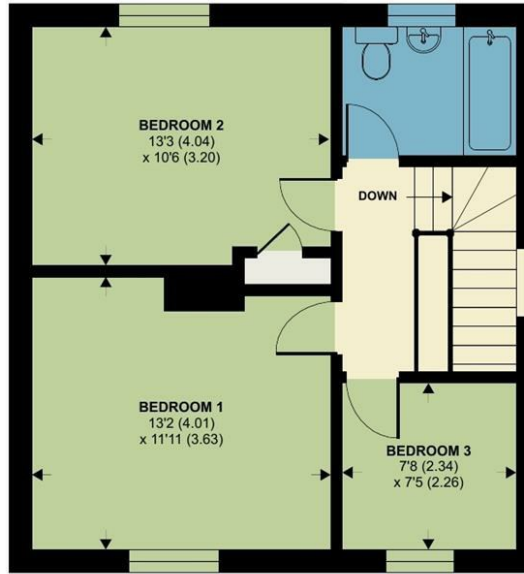
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1210871



Dorchester/sp/18.11.24



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