



Symonds  
& Sampson

Queens Avenue

Dorchester, Dorset



# 79 Queens Avenue

Dorchester, Dorset  
DT1 2EP

A three-bedroom semi-detached home in a sought-after Dorchester location, offering fantastic potential to modernise and extend (STPP). Driveway, garage and a generous garden.



- Semi-detached house
- In need of modernisation
- Two reception rooms
- Front and rear gardens
- Garage and driveway
- Close to schools and amenities
  - No forward chain

Guide Price £450,000

Freehold

Dorchester Sales  
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## THE PROPERTY

Situated on a desirable, tree-lined avenue in Dorchester, this three-bedroom semi-detached home offers an excellent opportunity for modernisation. With the necessary planning consents, there is scope to extend and create a larger family home.

The ground floor features an entrance hall leading to a bright sitting room with direct access to the rear garden. Adjacent to this is a triple-aspect dining room, also with garden access. The kitchen, located at the front of the house, is fitted with a range of floor and wall-mounted units. It leads to a WC and a covered walkway, which in turn provides access to a utility area and additional entry to the garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

## OUTSIDE

The generous rear garden is mainly laid to lawn, complemented by mature trees, shrubs and plants. Like the house, the garden would benefit from some attention, offering a fantastic opportunity for landscaping.

To the front, a lawned garden and driveway provide off-road parking and lead to a single garage.

## SITUATION

Queens Avenue is one of the most desirable locations in Dorchester. It is approximately ½ a mile from the town centre which offers a wide range of shops, restaurants and leisure facilities, including the vibrant Brewery Square development featuring a variety of shops, restaurants, and a cinema. The Dorset County Hospital is nearby as are a number of highly regarded schools. Dorchester South and Dorchester West stations in the town provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

Sporting facilities include the 1610 Leisure Centre, Dorchester rugby, football and cricket clubs, tennis and squash at the Dorchester Tennis and Squash club; golf at Came Down and sailing/water sports at Weymouth and Portland. There is outstanding walking and riding across the surrounding countryside and along the World Heritage Jurassic coastline.

## DIRECTIONS

What3words:///heats.flattered.stint





## Queens Avenue, Dorchester

Approximate Area = 1096 sq ft / 101.8 sq m (excludes lean to)

Garage = 127 sq ft / 11.7 sq m

Total = 1223 sq ft / 113.5 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		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### SERVICES

Mains gas, water, electricity and drainage. Gas fired central heating.

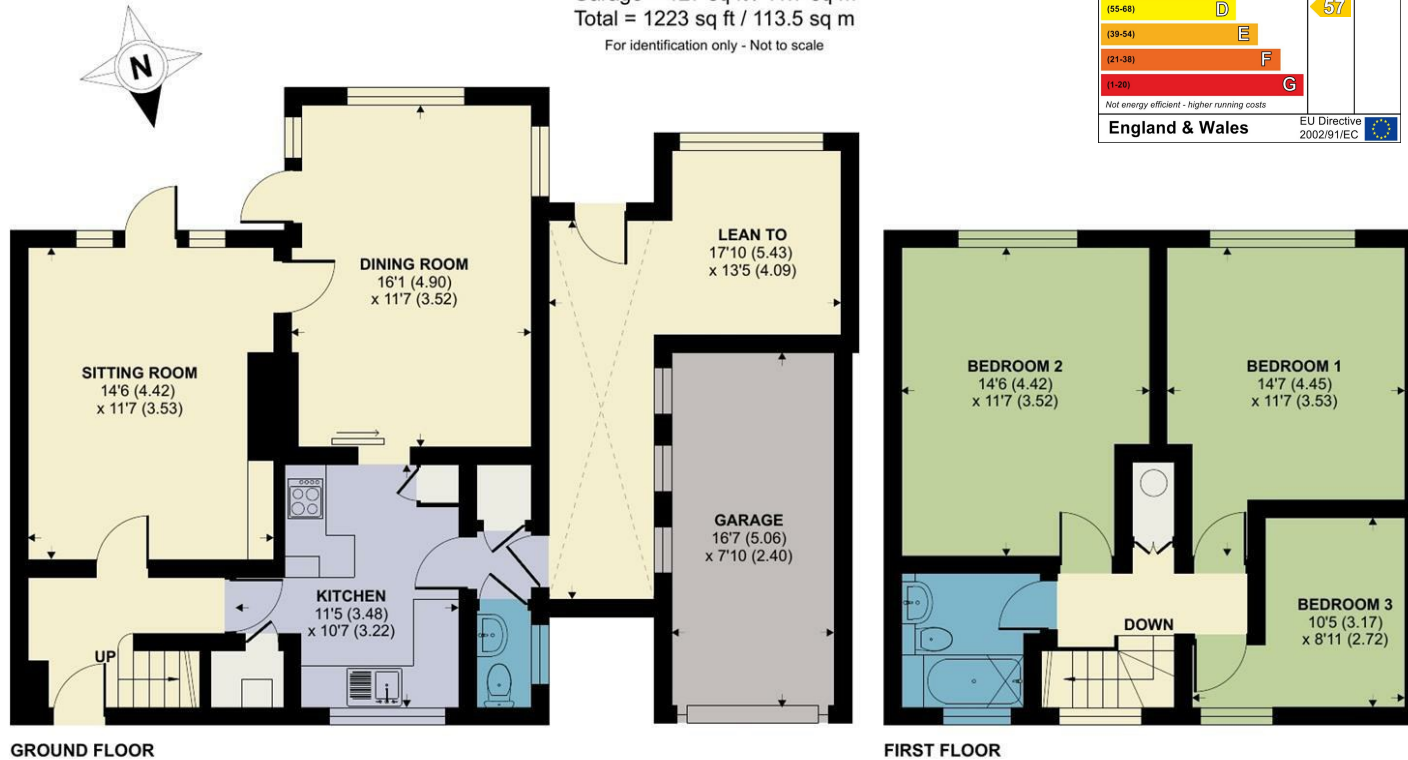
Broadband - Ultrafast speed is available.

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

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

### MATERIAL INFORMATION

Please note that the sellers suspect the presence of asbestos in the garage roof.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1240227



Dorchester/ATR/12.02.2025



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