



Symonds  
& Sampson

47 Coburg Road

Dorchester, Dorset



# 47 Coburg Road

Dorchester, Dorset  
DT1 2HN

A terraced house situated on a popular road in Dorchester, with garage, off street parking and a South-facing rear garden.



- South facing lawned garden
  - Spacious living area
- Garage and parking space
- Three double bedrooms
  - Generous living room
  - Kitchen / dining room
- Popular town location
  - No onward chain

Guide Price £325,000

Freehold

Dorchester Sales  
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## THE PROPERTY

A three-bedroom terraced house in a prime area of Dorchester, believed to have been built in the 1960s, with brick construction under a tiled roof.

## THE ACCOMMODATION

The hallway features an understairs storage cupboard and provides access to the downstairs cloakroom, which includes a WC and the gas central heating boiler. The sitting room is a bright and spacious area, benefiting from large windows and a door that leads to the South-facing rear garden. The kitchen is fitted with modern units, offering ample storage space and designated areas for a cooker, fridge, freezer, washing machine and dishwasher. Additionally, there is space for a dining table, with a doorway leading through to the sitting room

On the first floor, there are three generously sized bedrooms. The bathroom includes a bath with an overhead shower and there is a separate WC.

## OUTSIDE

To the front of the property, there is a shared driveway (serving the four houses in the terrace) providing access to the single garage with an up-and-over door. In front of the garage is a single off-road parking space.

To the rear, you will find a generous South-facing garden, benefiting from plenty of sunlight. The garden is mainly laid to lawn with a timber boundary fence. At the end of the garden is a flower bed and directly abutting the rear of the house is a level patio seating area.

## SITUATION

Dorchester town centre, approximately 1/2 mile away, 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:///moderated.pies.surprise







## Coburg Road, Dorchester

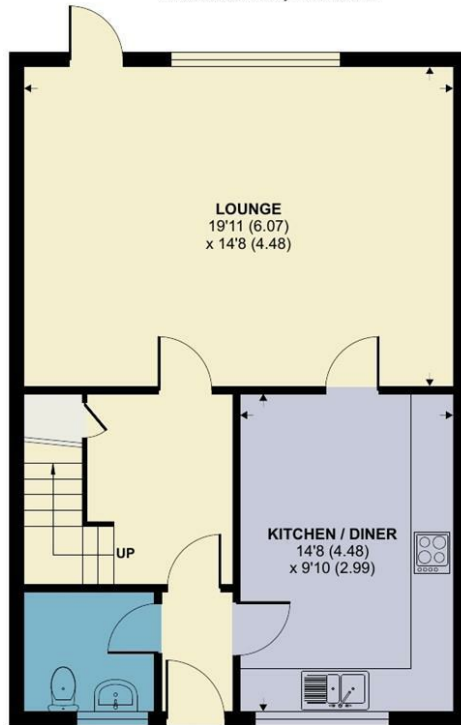
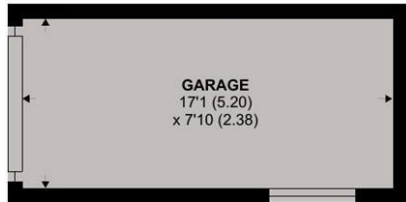
Approximate Area = 1170 sq ft / 108.6 sq m

Garage = 133 sq ft / 12.3 sq m

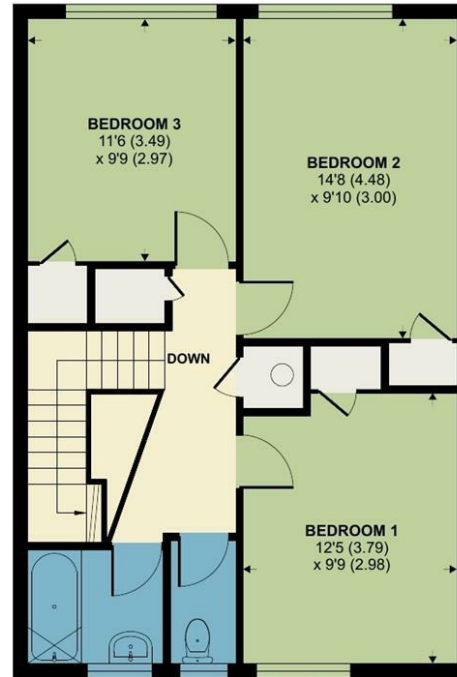
Total = 1303 sq ft / 120.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 2025. Produced for Symonds & Sampson. REF: 1258804

## SERVICES

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

Broadband - Ultrafast speed is available.

Mobile - Mobile coverage is limited indoors and likely outdoors.

(<https://www.ofcom.org.uk>).

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

## MATERIAL INFORMATION

Please note. There is a shared private driveway and a pedestrian walkway located in front of the house, serving the four terraced homes. Maintenance responsibilities are collectively shared among the residents.

It is understood that there are some building materials that contain small amounts of asbestos in the property (very low - low risk). Asbestos report in the office and can be viewed on request.



Dorchester/KWI/11.04.2025



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