



Lucetta Lane
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO FORWARD CHAIN this well-presented, terraced home which has been recently decorated and carpeted throughout, is located within the desirable area of Thomas Hardy gardens, Dorchester and offers accommodation including a spacious sitting room, light and airy kitchen, two good-size bedrooms, bathroom and ground floor cloakroom. Externally, there is an attractive, rear garden and an allocated parking space. EPC rating C.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



Entrance to the property is gained via a door that takes you through to the hallway where access is then gained to the cloakroom, kitchen and sitting room.

The sitting room features a central gas fireplace with surround and mantle, a front aspect window, and sliding doors that lead to the conservatory.

The kitchen has newly laid wood-effect flooring throughout and is fitted with a range of neutral wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a four-ring gas hob and single oven with space provided for additional appliances. The room also offers a useful under-stair storage cupboard.

The conservatory adds further living accommodation to the property with tiled flooring throughout and an outlook onto the lovely rear garden.



Stairs rise to the first floor where the bedrooms and bathroom are situated. An airing cupboard and access to a full-length attic can also be located on the landing.

There are two good-size bedrooms at the property with bedroom one additionally benefitting from a fitted storage.

The bathroom has vinyl flooring throughout and is furnished with an enclosed bath with shower attachment, WC and wash hand basin.

Externally, the property enjoys a low-maintenance, rear garden, predominantly laid to paving with an area of lawn. There is also a shed and storage unit, gated access and an allocated parking space.



Room Dimensions:

Siting Room	4.65m x 3.43m (15'03" x 11'03") max
Kitchen	3.56m x 2.34m (11'08" x 7'08") max
Conservatory	2.84m x 2.49m (9'04" x 8'02") max
Bedroom One	3.48m x 3.05m (11'05" x 10'00") max
Bedroom Two	3.68m x 2.39m (12'01" x 7'10")

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

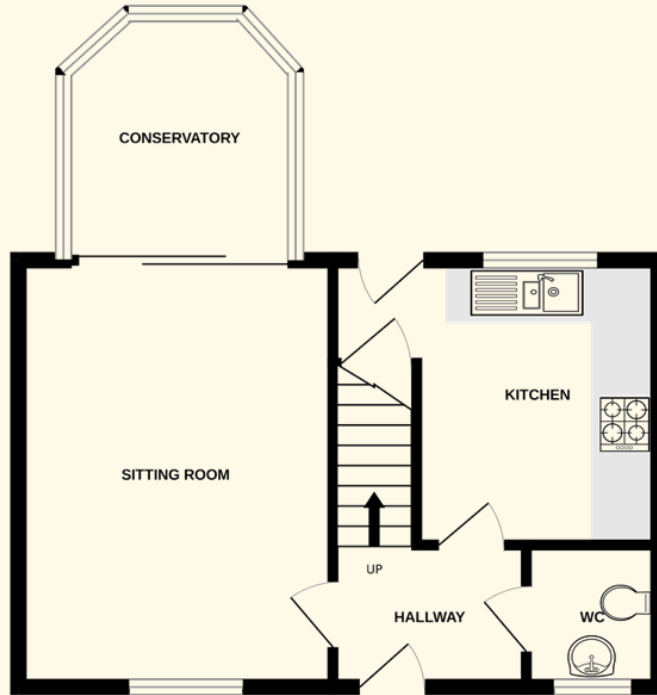
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

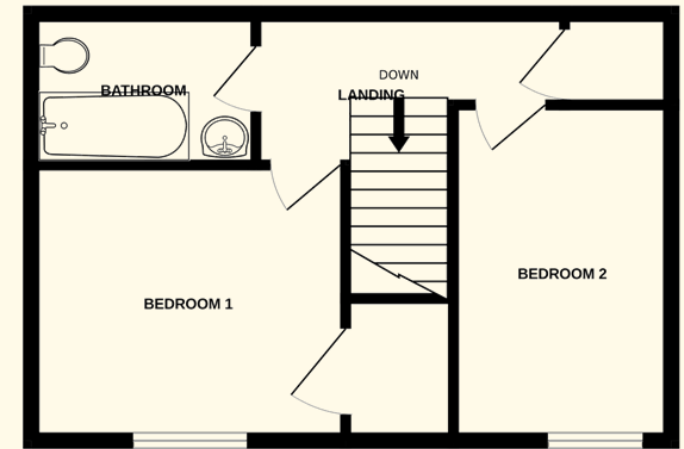
We are advised that the council tax band is B.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



LUCETTA LANE, THOMAS HARDYE GARDENS

TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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