



Alfred Road  
Dorchester



Situated close by to Dorchester town centre is this end of terrace family home with accommodation including a rear aspect kitchen, open plan sitting and dining room, sunroom with direct access to the garden, four bedrooms and family bathroom. Externally, the property benefits from an enclosed garden with lockable storage. EPC rating E.

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 with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.



Entrance to the property is via a door which takes you through to a small porch area. From there, an internal door takes you through to the property's hallway.

The kitchen is fitted with a range of modern wall and base level units with worksurfaces over, tiled splashback and tile-effect flooring throughout. There is space provided for appliances.

The dining room area allows space for a table and chairs with Herringbone flooring continuing throughout.

A large opening leads through to the sitting room area which features a front aspect and fireplace with surround and mantle.

The sunroom can be accessed via both the kitchen and dining room and adds further living accommodation to the property with direct access to the garden.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. A useful storage cupboard can also be located on the landing.

There are four bedrooms at the property, two double in size and two singles however, all bedrooms benefit from a front or rear aspect window allowing plentiful natural light to enter the rooms.

The family bathroom is a modern suite with facilities including a panel enclosed bath with shower attachment, WC and wash hand basin with vanity storage below.

Externally, the property enjoys a good size, enclosed rear garden with side access and paved path leading to a storage space to the rear.

**Agents Notes:**

Please note there is a right of way over the path that runs adjacent to the left of the property.

**Room Dimensions:**

Sitting Room Area	4.09m x 3.33m (13'05" x 10'11") max
Dining Room Area	3.56m x 3.48m (11'08" x 11'05") max
Kitchen	4.72m x 2.67m (15'06" x 8'09")
Sunroom	4.55m x 1.91m (14'11" x 6'03")
Bedroom One	3.56m x 3.43m (11'08" x 11'03") max
Bedroom Two	3.43m x 3.33m (11'03" x 10'11") max
Bedroom Three	2.67m x 1.75m (8'09" x 5'09")
Bedroom Four	2.41m x 1.55m (7'11" x 5'01")
Family Bathroom	2.84m x 1.65m (9'04" x 5'05") max

**Services:**

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

**Local Authorities:**

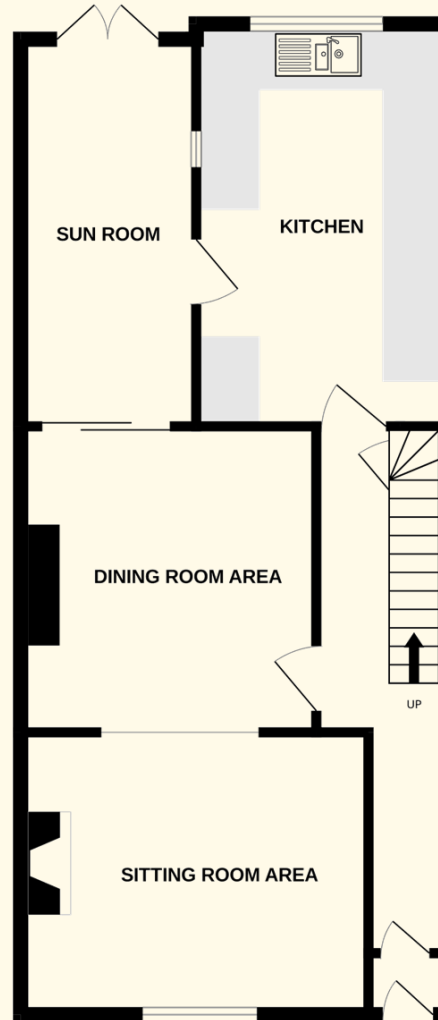
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970.

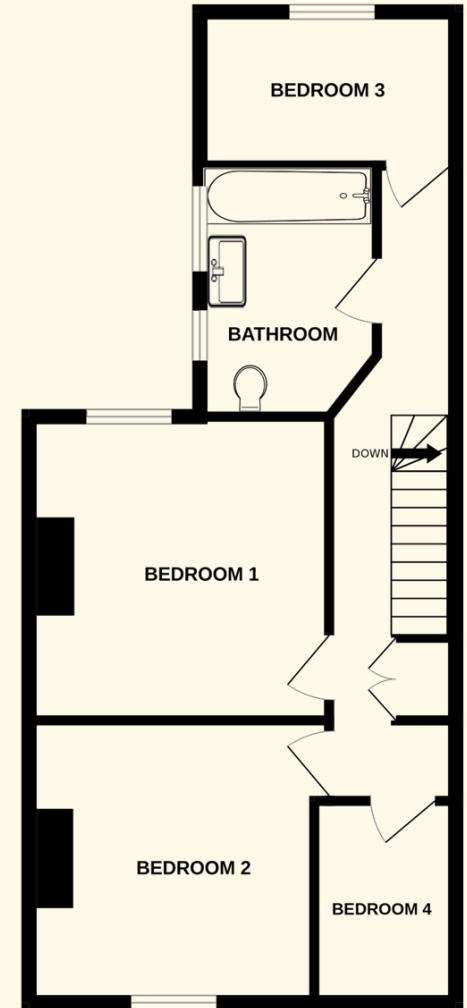
We are advised that the council tax band is C.

**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  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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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