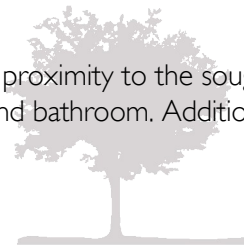




Whitfield Road, Dorchester

This end of terrace home, favourably situated in Dorchester and within close proximity to the sought after development of Poundbury comprises of accommodation including a dual aspect sitting room, conservatory, kitchen/diner, two double bedrooms and bathroom. Additionally, the property benefits from a spacious garden to the rear, garage and driveway. EPC rating E.

Asking price £295,000



Situation

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 major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.

Accommodation

Entrance

Entrance to the property is gained via a porch that creates a useful space to decant outdoor wear. The hallway allows access to both the sitting room and kitchen/diner and houses a set of stairs that rise to the first floor.

Sitting Room 4.52m x 3.56m max (14'10" x 11'08" max)

The sitting room enjoys good-size dimensions and a dual aspect with a double-glazed front aspect window. Sliding patio doors take you through to the conservatory.

Conservatory 3.05m x 2.39m (10'00" x 7'10")

The conservatory offers additional living accommodation to the property with a set of French doors providing direct access to the rear garden.

Kitchen/Diner 4.78m x 4.17m max (15'08" x 13'08" max)

The kitchen/diner is fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over. There is a stainless steel sink unit and drainer and space provided for appliances.

Bedrooms

There are two bedrooms at the property, both double in size with bedroom one further benefitting from fitted storage.

Bedroom One 4.55m x 3.53m (14'11" x 11'07")

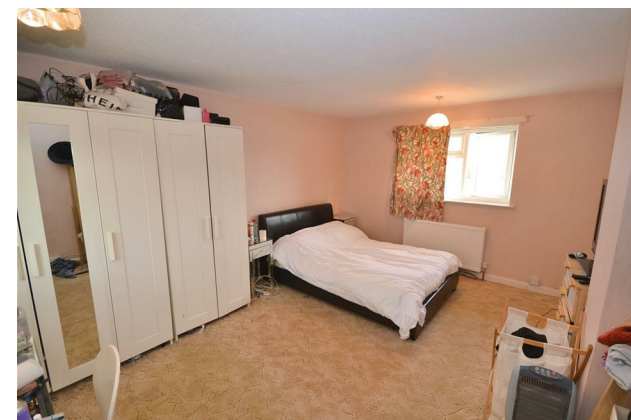
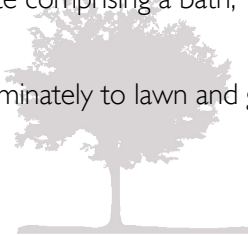
Bedroom Two 3.23m x 3.20m (10'07" x 10'06")

Bathroom 2.21m x 1.42m (7'03" x 4'08")

The modern bathroom has fully tiled walls throughout and is furnished with a suite comprising a bath, WC and wash hand basin.

Outside

Externally, the property offers a generous, enclosed rear garden that is laid predominately to lawn and garage. There is also a driveway to the front of the property providing off-road parking.



Agents Notes

Please note the solar panels at the property are owned outright.

Please note the annexe located in the garden can be purchased at an additional separate cost. Please speak to the agent for further information.

Services

Mains electricity, water and drainage are connected. Air source heat pump.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

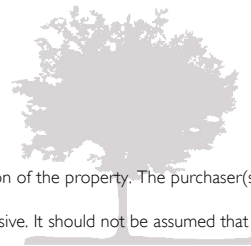
We are advised that the council tax band is B.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



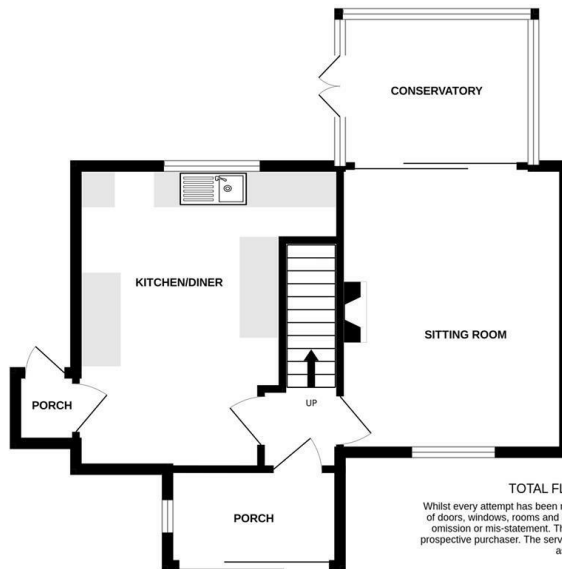
Important notice. Parkers notify that:

- 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.

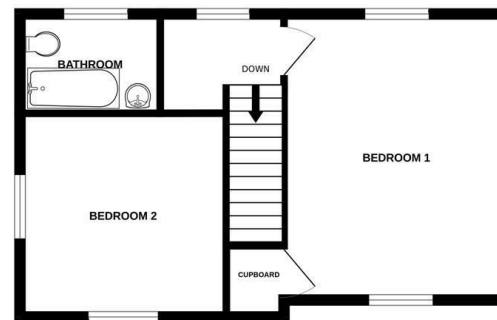
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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