



Victoria Road
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This period, four-bedroom, family home is set within a conservation area, situated in Victoria Road and within close proximity to Dorchester town centre. The property contains many original features and offers versatile accommodation including a sitting room, reception room, modern kitchen/diner and separate utility room, spacious conservatory, family bathroom, shower room and ground floor WC. Externally, the property enjoys an attractive, westerly facing rear garden and driveway providing ample off-road parking. EPC rating D.

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 and Poundbury offers a good range 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 regarded and 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 a regular bus routes to adjoining towns.



Entrance to the property is via a door which takes you through to the hallway. From there access can be gained to both reception rooms, the kitchen/diner and ground floor WC.

The sitting room features a central fireplace with surround and mantle and wood burner insert, front aspect bay window and ornate coving.

There is an additional fireplace in the second reception room. The room boasts versatility and a rear aspect window allowing plentiful natural light to enter.

The modern kitchen/diner has been extended to create an open-plan living space with separate utility room. The kitchen/diner is fitted with a range of wall and base level units with Granite worksurfaces over, tiled splashback and central island. Underfloor heating continues throughout the room and a set of French doors allow access to the rear garden.

The conservatory is accessed via the kitchen/diner and offers spacious dimensions and a set of French doors that provide direct access to the garden.

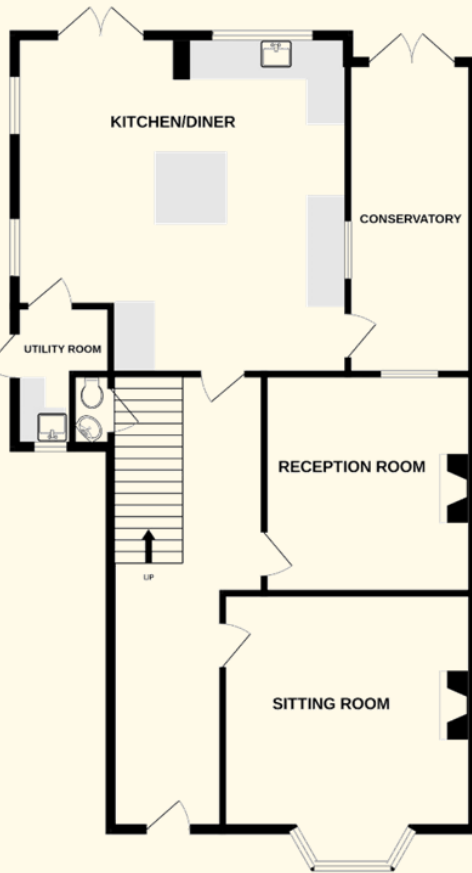
A set of stairs rise to the first floor where two bedrooms, the family bathroom and shower room are situated. Both bedrooms situated on the first floor are double in size with one rear and the other front aspect.

The family bathroom is fitted with a suite comprising an enclosed bath, shower cubicle, WC and wash hand basin with vanity storage below.

The shower room is furnished with a shower cubicle, WC and wash hand basin. The room is fully tiled throughout.

Stairs rise to the second floor where the remaining two double bedrooms can be located.

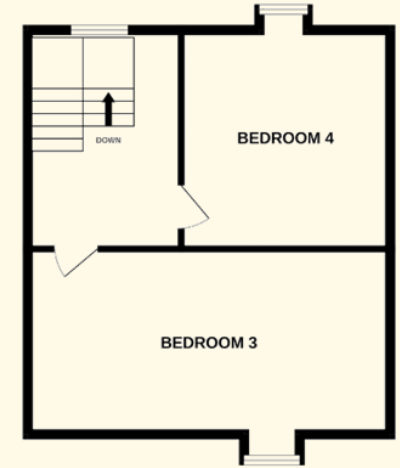
GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



Externally:

Externally, the property benefits from an enclosed, westerly facing, rear garden with an area of lawn and area of paved patio nearest to the property. There is also gated side access and a driveway creating off-road parking.

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 E.

TOTAL FLOOR AREA : 2248 sq.ft. (208.9 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.
Made with Metropix ©2023



Room Dimensions:

Sitting Room	4.80m x 4.42m (15'09" x 14'06") max	Bedroom One	5.66m x 3.91m (18'07" x 12'10") max
Reception Room	3.86m x 3.68m (12'08" x 12'01") max	Bedroom Two	3.86m x 3.73m (12'08" x 12'03") max
Kitchen/Diner	5.94m x 5.87m (19'06" x 19'03") max	Bedroom Three	5.66m x 4.01m (18'07" x 13'02")
Utility Room	2.46m x 1.70m (8'01" x 5'07") max	Bedroom Four	3.86m x 3.73m (12'08" x 12'03")
Conservatory	5.49m x 2.21m (18'00" x 7'03")	Bathroom	2.87m x 2.67m (9'05" x 8'09")

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.