



Wessex Road
Dorchester



PARKERS
PROPERTY CONSULTANTS & VALUERS



This two-bedroom, terraced home, has been modernised throughout with two spacious reception rooms, kitchen and separate utility area, two double bedrooms and family bathroom. Externally, the property enjoys a good-size garden with parking to the rear. 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. Nearby Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.



A pedestrian gate and footpath with areas of lawn either side, lead to the property. From there, a door takes you through to the property's hall, where access can be gained to both reception rooms.

The sitting room is generous in size and features an open fire (currently not utilised) and Karndean flooring throughout. The dining room adds further living accommodation to the property with ample room for dining furniture. Both the sitting and dining room lead through to the kitchen.

The tastefully fitted kitchen has a range of wall and base level units with worksurfaces over. Integral appliances include a double oven, four-ring gas hob with extractor hood over, dishwasher and space for a washing machine. A set of French doors provide direct access to the rear garden. A door from the room, takes you through to a lobby area, where the utility area (previously the WC, with plumbing still in place) can be located.

There are two bedrooms at the property, both double in size and both benefiting from a front aspect window allowing plentiful natural light to enter the rooms. Bedroom one additionally benefits from fitted storage.

The newly fitted bathroom is furnished with a panel enclosed bath with shower attachment and part shower screen, heated towel rail, WC and wash hand basin with vanity storage below.

To the rear, there is a predominately lawned garden with an area of patio abutting the property and creating an ideal space to decant outdoor wear. The property also offers parking to the bottom of the garden.

Room Dimensions:

Sitting Room	4.50m x 3.53m (14'09" x 11'07") max
Dining Room	4.39m x 3.15m (14'05" x 10'04") max
Kitchen	6.20m x 2.44m (20'04" x 8'00") max
Bedroom One	4.50m x 3.56m (14'09" x 11'08") max
Bedroom Two	3.07m x 2.97m (10'01" x 9'09")
Bathroom	2.21m x 1.37m (7'03" x 4'06")

Services:

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

Agents Note:

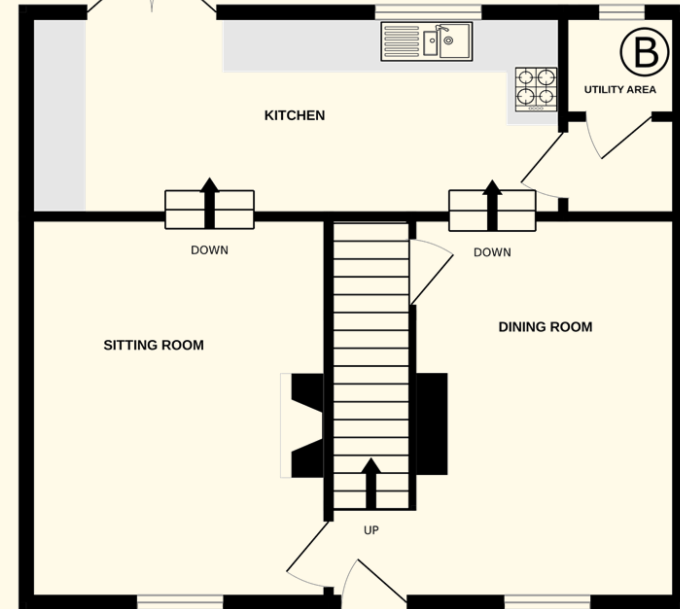
The property is subject to Section 157 of the Housing Act 1985 and therefore a local connection must be established. Please call the office for further information.

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
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.

