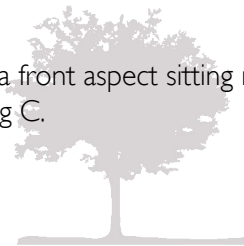




Renfrew Close, Dorchester

£269,000

This two bedroom, end of terrace property offers accommodation including a front aspect sitting room, kitchen/diner and bathroom. Externally, the property benefits from an enclosed rear garden, an allocated parking space and a single garage. EPC rating C.



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 a regular bus routes to adjoining towns.

Entrance

Entrance to the property is gained via a front porch, a perfect area to decant and store outdoor wear.

Sitting Room 4.42m x 3.81m (14'06 x 12'06)

A light, dual aspect room with windows to the front and side. There are stairs rising to the first floor and a door leading to the kitchen.

Kitchen/Breakfast Room 2.54m x 3.81m (8'04 x 12'06)

The kitchen has wall and base level units with work surfaces over. There is a stainless steel sink and drainer, electric oven with four ring electric hob. Space is provided for further appliances. The room is finished with tile effect flooring and a set of french doors provide direct access to the garden.

First Floor

Bedrooms

There are two good sized bedrooms with the principle bedroom benefiting from fitted wardrobes and bedroom two has a dual aspect with windows to the side and rear.

Bedroom One 2.84m x 3.48m (9'04 x 11'05)

Bedroom Two 3.53m x 2.01m (11'07 x 6'07)

Bathroom 1.65m x 2.57m max (5'05 x 8'05 max)

The bathroom has a suite consisting of a panel enclosed bath with attachment over, WC, pedestal wash basin and heated towel rail. The room has wood effect laminate flooring and part tiled walls. A rear aspect opaque window gives the room natural light.

Outside

Externally, there is a south westerly facing rear garden, mainly laid to lawn with an area of patio abutting the property and a side access pedestrian gate. There is one allocated parking space next to the property.



Garage

The property has a single garage with up & over door, light and power.

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.

Viewings

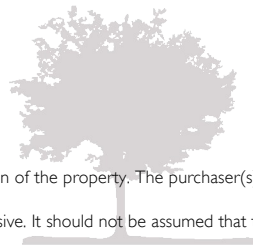
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860.



Important notice. Parkers notify that:

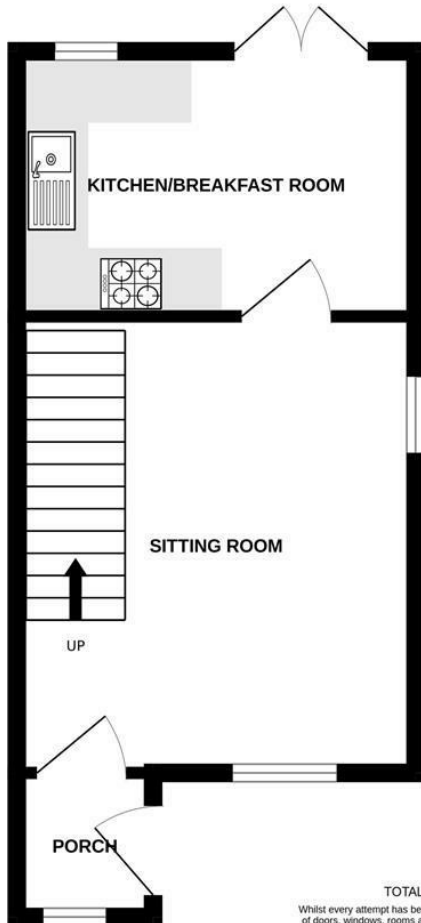
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

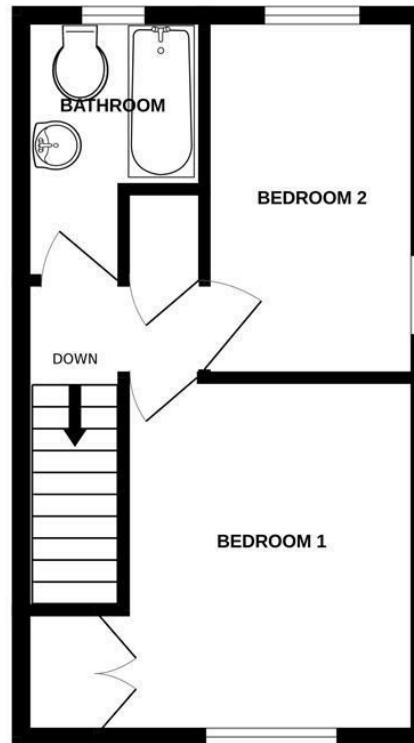




GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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