



Olga Road, Dorchester

OFFERED WITH NO ONWARD CHAIN and situated within a designated conservation area, this terraced home comprises of accommodation including a spacious sitting/dining room, tastefully fitted kitchen, two bedrooms and bathroom. Externally, the property benefits from a rear garden with southerly facing aspect. EPC rating D.

£275,000



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

Accommodation

Entrance

A small set of steps lead to the property, with an entrance door taking you through to the porch area, creating an ideal space decant outdoor wear. From there access to the sitting/dining room is offered.

Sitting/Dining Room 6.81m x 3.73m max (22'04" x 12'03" max)

The sitting/dining room is a light and airy room featuring a characterful front aspect bay window, spacious dimensions and laminate flooring throughout. There is also a storage cupboard housed under the stairs and accessed via the room.

Kitchen 4.75m x 2.95m max (15'07" x 9'08" max)

Laminate flooring continues into the the modern fitted kitchen, with a range of base level units, laminate worksurfaces over and tiled splashback. There is a double ceramic sink and integral washing machine and dishwasher. A breakfast bar creates a seating option.

Bedrooms

There are two bedrooms at the property, one double in size and one good-size single. Bedroom one enjoys plentiful natural light via a front aspect bay window, with bedroom two benefitting from an outlook over the garden.

Bedroom One 4.65m x 3.78m max (15'03" x 12'05" max)

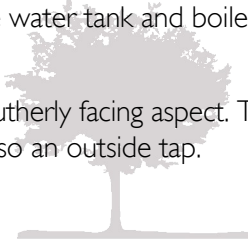
Bedroom Two 2.90m x 2.79m (9'06" x 9'02")

Bathroom 3.02m x 2.41m max (9'11" x 7'11" max)

The generous sized bathroom is furnished with a white suite consisting of an L-shaped bath ,WC, wash hand basin and heated towel rail. The room is finished with laminate flooring and a cupboard houses the water tank and boiler.

Outside

To the rear, there is an enclosed garden with rear pedestrian gated access and southerly facing aspect. There is an area of lawn, and paved path leading to the rear of the garden and shed. In addition, there is also an outside tap.



Agents Notes

There is a Right of Way on the foot over the pathway at the rear of the property to access the rear garden.

Flood Risk

Zone 1

Services

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

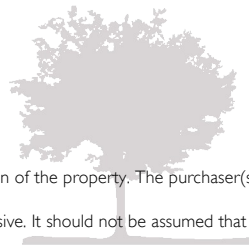
Local Authorities

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



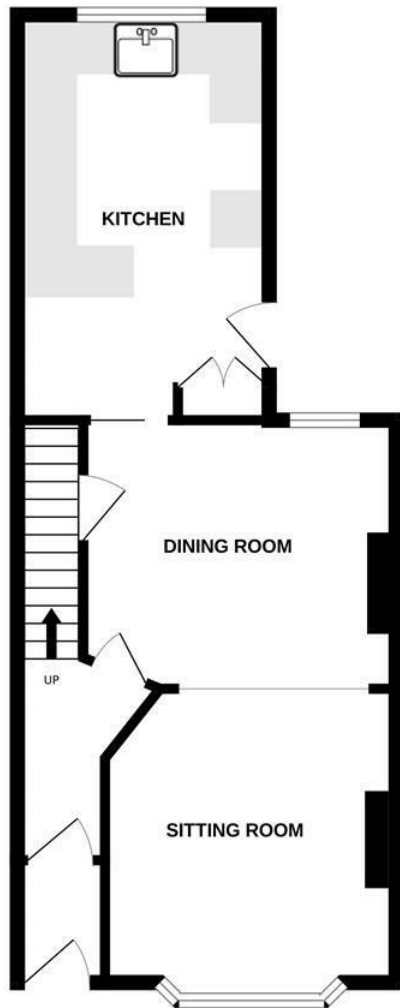
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- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property.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

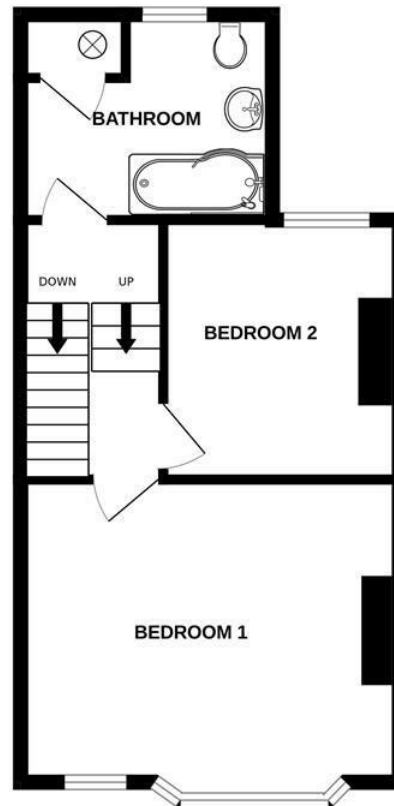
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities.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



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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