



Buckbury Mews
Dorchester



Offered for sale with no onward chain is this three-bedroom, two bathroom family home located in the popular residential area of Thomas Hardy Gardens. The property is well presented throughout and further benefits from an enclosed, south facing garden, single garage and allocated parking space. EPC rating C.

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.



Entrance to the property is gained via a wooden door to the spacious hallway. There is an under-stair storage cupboard, ground floor WC and access to both ground floor rooms.

Tiled flooring from the hallway flows in to the kitchen which is well appointed with modern wall and base level units and work surfaces over. There is a 1½ bowl stainless steel sink and drainer with mixer and filtered water taps. Integral appliances include an electric double oven and grill and a four ring gas hob. Space is provided for further appliances. There is a part glazed door offering direct access to the garden.

Ground floor accommodation is completed by the sitting/dining room, a light and airy room with a front aspect window and rear aspect sliding doors offering further access to the garden. There is a central gas fire with attractive stone surround and mantle.



Stairs rise to the first floor where you are met by a spacious landing which could house stairs to a loft conversion, subject to relevant planning consents.

There are two double bedrooms and a good sized single. The principle bedroom has a renovated en-suite with walk-in shower, WC, pedestal wash basin, part tiled walls and wood effect flooring. The family bathroom has a suite consisting of a panel enclosed bath, WC and wash basin. The room is also finished with part tiled walls and has tiled flooring.

Externally, there is a rear aspect, southerly facing garden which is mainly laid to lawn with an area of patio abutting the property. Furthermore, there is a single garage with light, power, up and over door and an additional allocated parking space.

Room Dimensions:

Sitting/Dining Room	6.45m x 3.71m max (21'02 x 12'02 max)
Kitchen	3.20m x 3.23m (10'06 x 10'07)
Bedroom One	2.87m x 3.45m max (9'05 x 11'04 max)
Bedroom Two	3.38m x 3.18m (11'01 x 10'05)
Bedroom Three	1.96m x 3.12m (6'05 x 10'03)
Bathroom	2.03m x 1.73m (6'08 x 5'08)
Garage	2.74m x 5.36m (9'00 x 17'07)

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

Services:

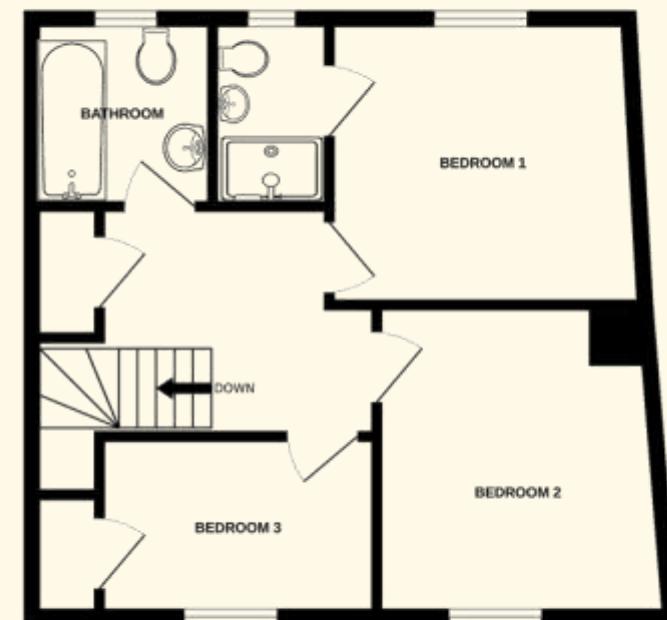
Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.



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.

TOTAL FLOOR AREA : 924 sq.ft. (85.9 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.
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