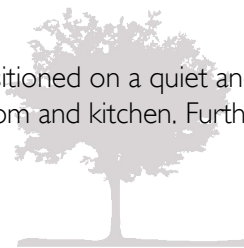




## Casterbridge Road, Dorchester

Price guide £350,000

Offered with no forward chain is this three-bedroom detached bungalow positioned on a quiet and highly desirable road in Dorchester. Requiring modernisation, the property has accommodation including three double bedrooms, a reception room, bathroom and kitchen. Furthermore, there is an enclosed rear garden with westerly aspect, a single garage and a driveway offering ample off road parking. EPC rating D.



### Situation

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

### Accommodation

#### Entrance

A front garden, mainly laid to lawn, and substantial drive lead to the property. Steps take you to the front part-glazed wooden door opening on to a spacious hallway and offering access to all accommodation.

#### Sitting Room 5.61m x 3.43m max (18'5" x 11'3" max)

The sitting room has a dual aspect with side and rear aspect windows and a rear aspect door gives direct access to the garden. There is a brick fireplace and display with open fire.

#### Kitchen 3.56m x 1.96m (11'8" x 6'5")

The kitchen is fitted with a range of wall and base level units with worksurface over, a sink and drainer with mixer tap and a hob. Space is provided for appliances. The room is finished with tile effect vinyl flooring and splash-back tiling. A rear aspect window offers natural light and a side aspect door leads to the driveway.

#### Bathroom 2.44m x 2.03m (8'0" x 6'8")

The bathroom has a panel enclosed bath, WC and wash hand basin and two heated towel rails. The floor is tiled and there are part tiled walls.

#### Bedrooms

There are three bedrooms at the property, all double in size. Bedroom two houses the airing cupboard.

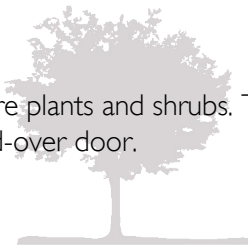
#### Bedroom One 3.58m x 3.45m (11'9" x 11'4")

#### Bedroom Two 4.09m x 2.84m (13'5" x 9'4")

#### Bedroom Three 3.58m x 2.90m (11'9" x 9'6")

#### Externally

The property boasts a good-size rear garden which has a wide selection of mature plants and shrubs. There us a single garage (8'3" x 15'8") with light, power and a side pedestrian door and traditional up-and-over door.





### Agents Notes

We understand the property is not registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

### 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.

### Flood Risk

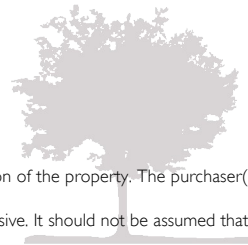
Zone 1

### Services

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

### Viewings

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



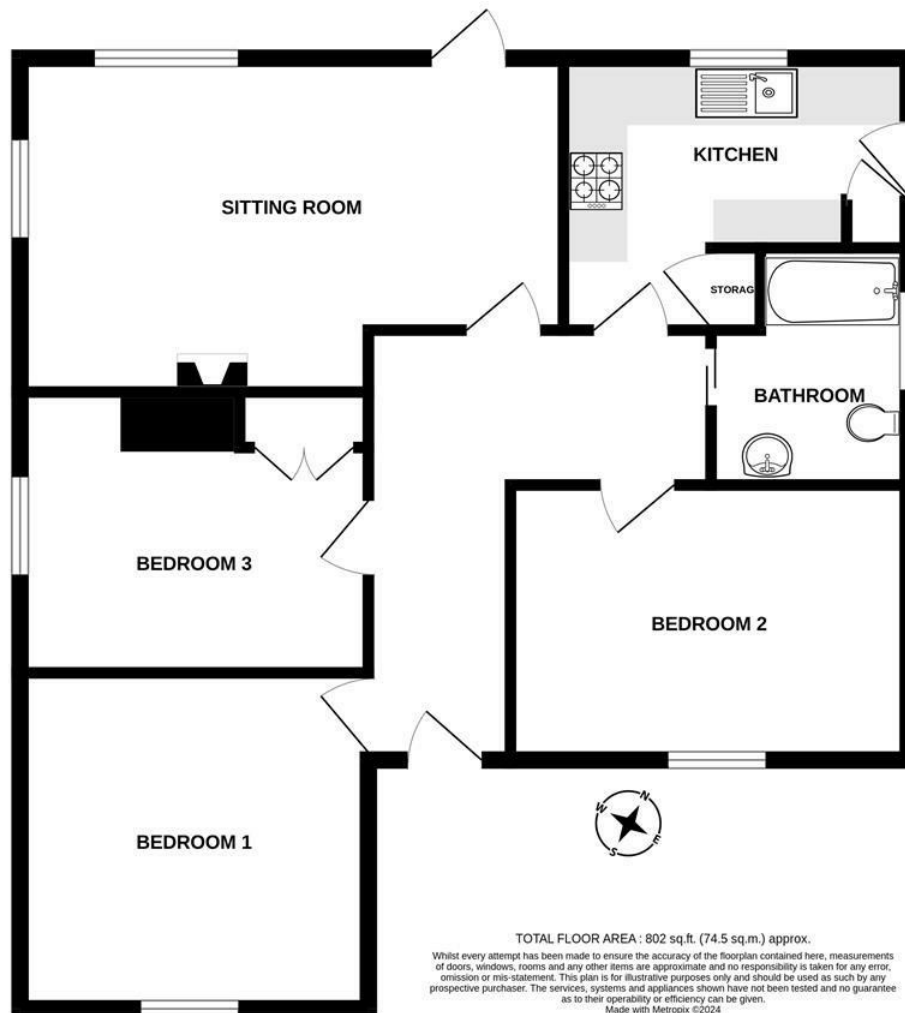
Important notice. Parkers notify that:

- 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  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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