



Frome Terrace, Dorchester

OPEN DAY 29TH JULY 4-5.30PM . SUBJECT TO GRANT OF PROBATE and in need of renovation, this terraced home, is situated in a designated conservation area and within the highly popular area of Dorchester, close to the town centre. The home offers accommodation including a dual aspect sitting/dining room, kitchen and separate utility room, bathroom and two double bedrooms. To the rear, the home also benefits from a south-westerly facing garden and garden room with sliding door. EPC rating C.

Offers in excess of £200,000



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 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.

Accommodation

Ground Floor

Entrance

Entrance to the property is via a door which in turn, takes you through to a small porch area, creating an ideal space to decant outdoor wear.

Sitting/Dining Room 6.17m x 4.06m max (20'03" x 13'04" max)

The sitting/dining room is spacious in size and features both a front and rear aspect window allowing plentiful natural light to enter the room. There is also a storage cupboard offered under the stairs and access is directly given to the kitchen.

Kitchen 2.46m x 2.18m (8'01" x 7'02")

The kitchen is fitted with a range of cream wall and base level units with wooden worksurfaces over and tile-effect vinyl flooring throughout. There is a sink and drainer and space allocated for appliances.

Utility Room 2.18m x 1.63m (7'02" x 5'04")

A separate utility room provides further space for appliances and storage.

Bathroom 2.18m x 1.07m (7'02" x 3'06")

The bathroom is furnished with a suite including an enclosed bath with shower over, WC and wash hand basin. The room is finished with a side aspect window.

First Floor

Bedrooms

There are two bedrooms at the property, both double in size and both benefitting from fitted wardrobes with sliding doors. In addition, bedroom two features a vanity unit and sink, an airing cupboard over the stairs and loft access. Bedroom one further enjoys a pleasant outlook over allotments to the Frome Valley beyond

Bedroom One 3.58m x 3.20m (11'09" x 10'06")



Bedroom Two 3.38m x 2.84m max (11'01" x 9'04" max)

Flood Risk

Zone 3.

Services

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

We are advised that the council tax band is C.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

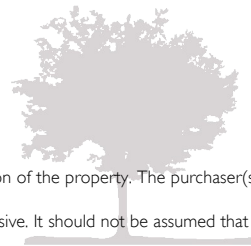
Tel: 01305 340860



Important notice. Parkers notify that:

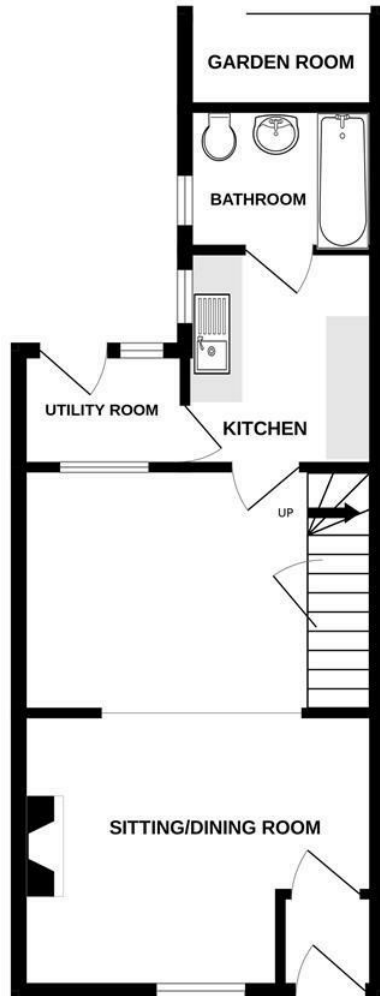
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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

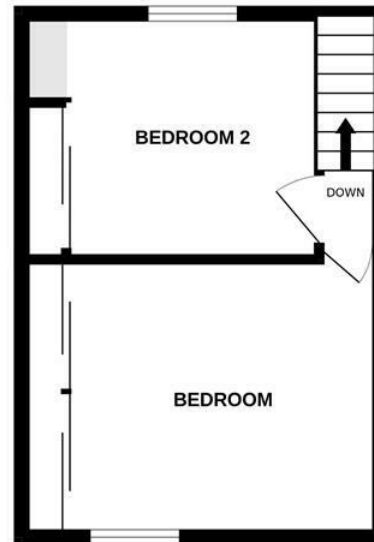




GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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