



Icen Road
Dorchester

 **PARKERS**
PRESTIGE COLLECTION



Set within a conservation area, an impressive residence, beautifully presented throughout with character features, and well positioned within central Dorchester. This Victorian property offers a wealth of accommodation and an abundance of charm and character across four floors comprising kitchen, dining room, utility, large sitting room, three double bedrooms and family bathroom and ground floor cloakroom. Externally, there is an attractive and low maintenance enclosed garden to the rear that enjoys a westerly aspect. A door leads to a single garage. EPC rating D.

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.



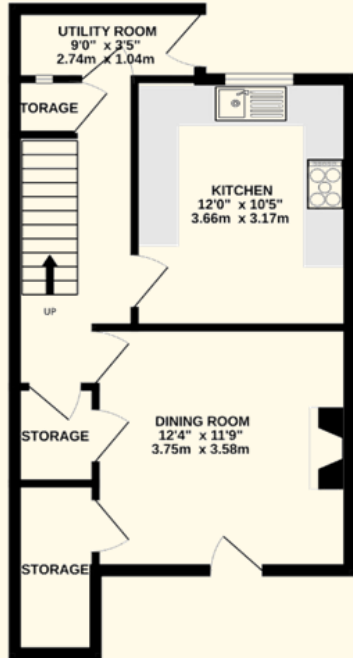
An attractive approach to the property leads to a low-maintenance front garden with steps to a wooden front door. The hallway, with exposed wooden flooring leads to an impressive open-plan reception room with dual aspect and two attractive feature fireplaces with mantle surround. There is a WC to the rear of the property and a rear porch offers access to the garden.

The stylish kitchen, offering charm and character, is fitted with a comprehensive range of wall and base level units with granite work surfaces over. There is a Range cooker and a separate utility area that provides further storage options and space for additional appliances. The front aspect dining room is fitted with a wood-burning stove, front aspect door and plentiful storage.

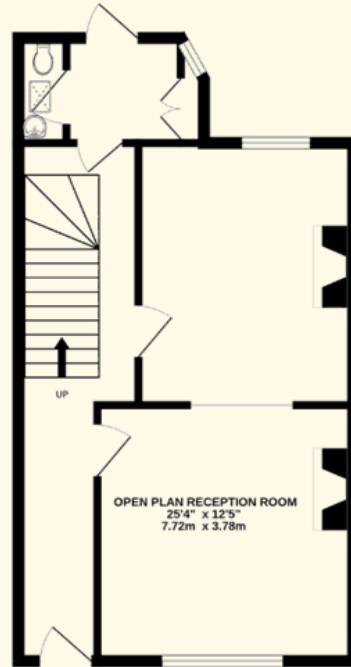
The property benefits from two good size double bedrooms situated on the first floor, both featuring a decorative fireplace. There is a further bedroom situated on the second floor, with eave storage space, together with the family bathroom, tastefully fitted with a suite comprising a low-level WC, wash hand basin set within a vanity unit, and a panel enclosed bath with shower attachment over.



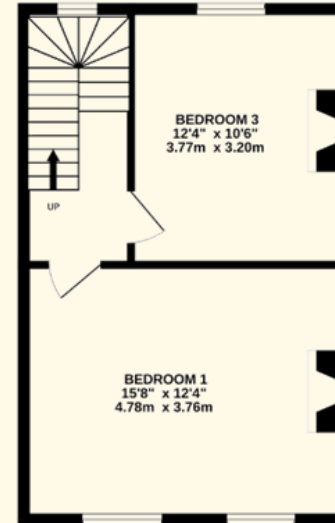
BASEMENT
425 sq.ft. (39.5 sq.m.) approx.



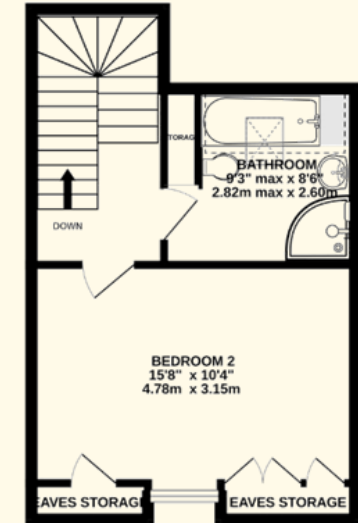
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is E.

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.

Externally:

Externally there is an attractive and enclosed walled garden to the rear of the property that enjoys a south westerly facing aspect. The garden is laid to paving and houses a selection of raised flower beds. There is a garage with up and over door, power and light.

Services:

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