



Culliford Road South
Dorchester



Situated in a designated conservation area, this beautiful period property is situated within close proximity to Dorchester town centre. Accommodation includes two versatile reception rooms, an extended modern kitchen/diner and utility room, three bedrooms, shower room and ground floor WC. To the rear, there is a low-maintenance garden and shed. EPC rating D.

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 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. Doctors, dentist's 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, as well as regular bus routes to nearby communities.



A door takes you through to the inner hallway of the property, with tongue groove panelling and a further door leading through to the dining room.

The dining room provides access to both remaining principal ground floor rooms and has good-size dimensions and a central fireplace housing a wood burning stove. Wood-effect flooring flows from the dining room into the sitting room. The room features a characterful bay window and storage and shelving either side of the chimney breast.

The kitchen/diner has been extended to incorporate a 'sun room' area, with space for a dining table and chairs. The kitchen itself, is fitted with a range of wall and base level units with worksurfaces over and upstand. There is a range style electric oven with six-ring gas hob (which will be staying) and space is provided for further appliances. Rear aspect French doors open out directly onto an area of patio.



The separate utility room offers additional space for appliances and gives access to the ground floor WC.

The style and character continue to the first floor, where the bedrooms and family shower room are situated.

There are two double bedrooms and one good-size single at the property, and all benefit from either a front or rear aspect window allowing plentiful natural light to enter the rooms.

Externally, the property benefits from a well-presented rear garden, with planted flowers and rear pedestrian gated access. An area of patio abuts the property, and creates an ideal space to place outdoor living furniture.



Flood Risk:

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

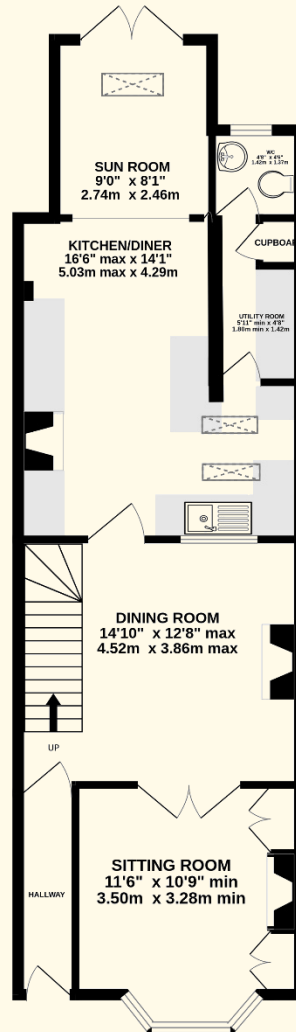
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

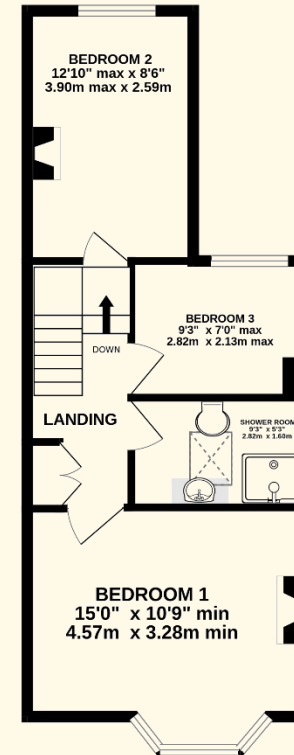
Tel: 01305 211970

We are advised that the council tax band is C.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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