



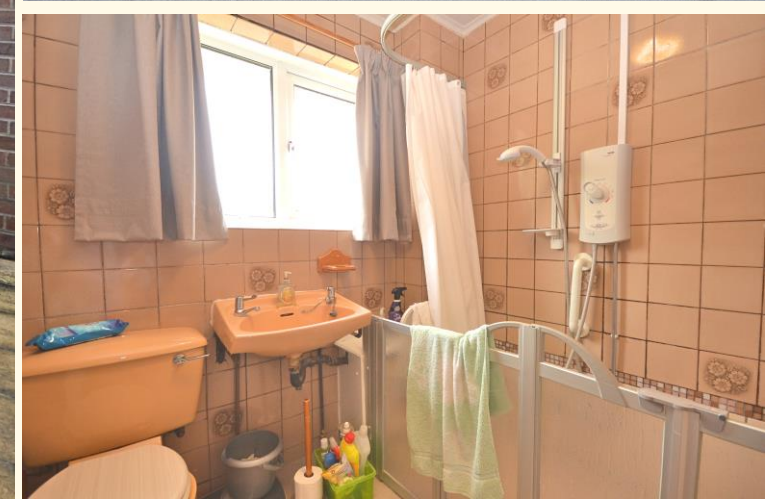
Syward Close
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered for sale is this three bed terraced house in need of modernisation located in a quiet cul-de-sac in Dorchester. Accommodation includes a spacious front and rear aspect sitting/dining room, rear aspect kitchen, three bedrooms, shower room, WC and wash basin. Furthermore, the property benefits from a easterly facing garden and single garage. EPC rating C.

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.



Enter via a UPVC door to the hallway with stairs rising to the first floor. The sitting/dining room has a dual aspect with front aspect window and rear aspect sliding doors to the garden.

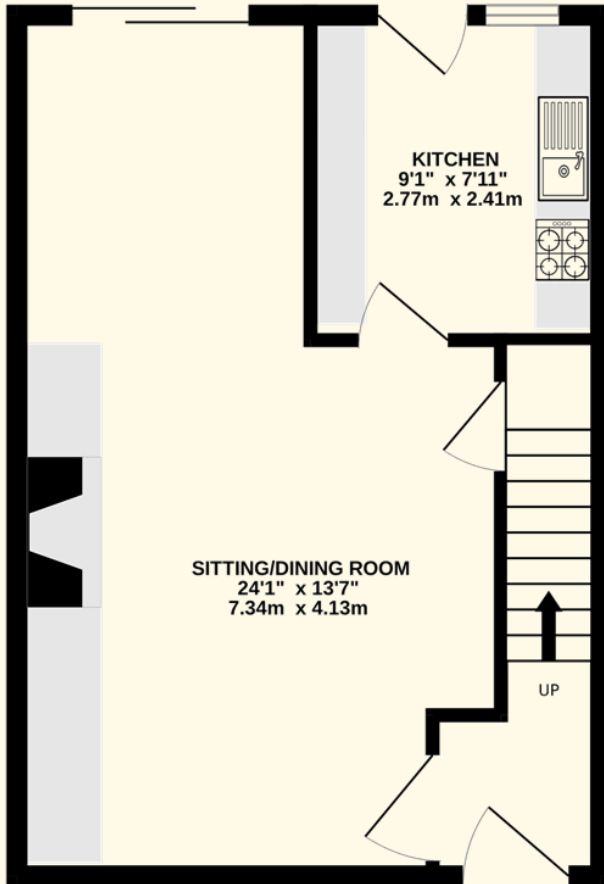
The kitchen has wall and base level units with fully tiled walls and vinyl herringbone style floor. There is an electric oven and four ring gas hobs with extractor hood over. Fitted is an integral fridge and freezer with space for a washing machine. A part glazed door offers further access to the garden.

Accessing the first floor there are three bedrooms, two double in size and one single. Bedrooms one and two benefit from fitted storage.

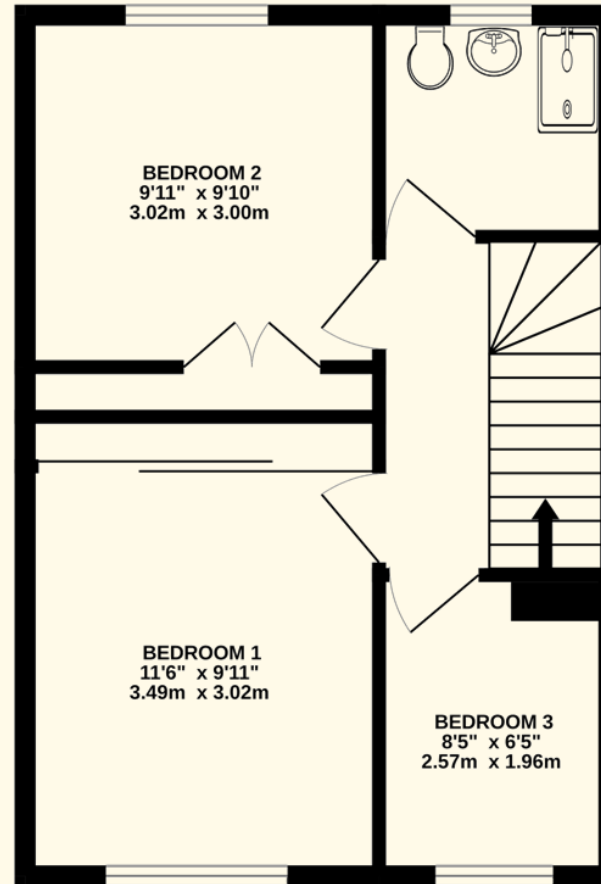
The beds are served by a wet room with fully tiled walls, vinyl flooring, WC and wash basin.

Externally, there is an enclosed garden with area of lawn and patio. There is a single garage with an up and over door.

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.
Made with Metropix ©2024



Flood Risk:

Surface water - Low risk of flooding.

Rivers and the sea - Very low risk of flooding.

<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

Council tax band C.

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.