



Fordington Dairy  
Dorchester

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



Offered for sale with no onward chain is this Grade II listed three bed semi-detached house in a sought-after location of central Dorchester. The accommodation offers spacious lounge/dining area, kitchen, family bathroom, enclosed patio garden with side access and one allocated parking space.

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 train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



Entrance to the property is gained via a wooden door to the spacious lounge/dining room. There is a modern electric fire and mantle, an under-stair storage cupboard, ground floor WC and access to the kitchen. There are French doors leading out to the enclosed garden with side access.

Tiled flooring from the lounge/dining room flows in to the kitchen which is well appointed with modern wall and base level units and work surfaces over. There is a stainless-steel sink and drainer with mixer water taps. Integral appliances include a Hotpoint electric oven and grill with four ring induction hob. Space is provided for further appliances.

Stairs rise to the first floor to access the three bedrooms, two double in size and one single.

The family bathroom has a suite consisting of a panel enclosed bath with overhead shower, WC and wash basin. The room is also finished with part tiled walls and has tiled flooring.

Externally, there is a side aspect, southerly facing garden which is mainly laid to patio. Furthermore, there is an allocated parking space.

GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

**Services:**

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

**Agents Notes:**

There is charge of £45 per month for communal areas

**Flooding:**

Surface Water – High risk of flooding  
Rivers and the sea – Very low risk of flooding

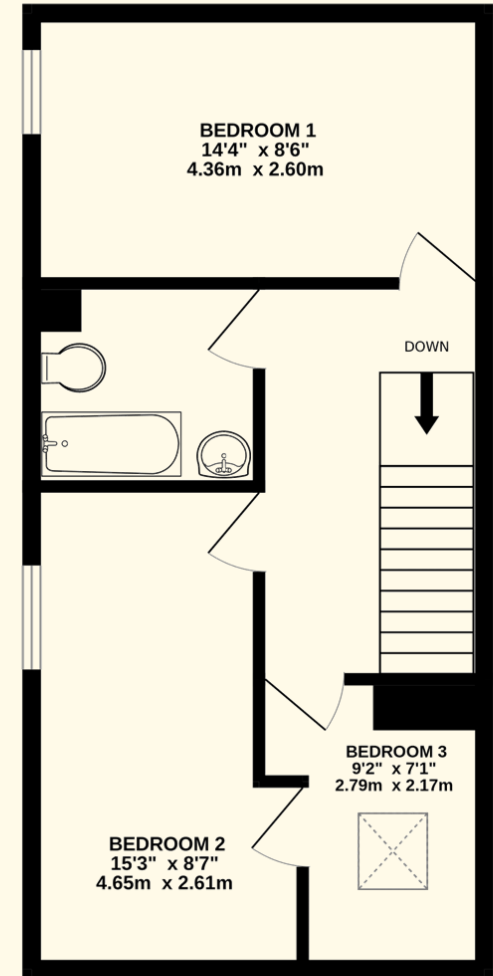
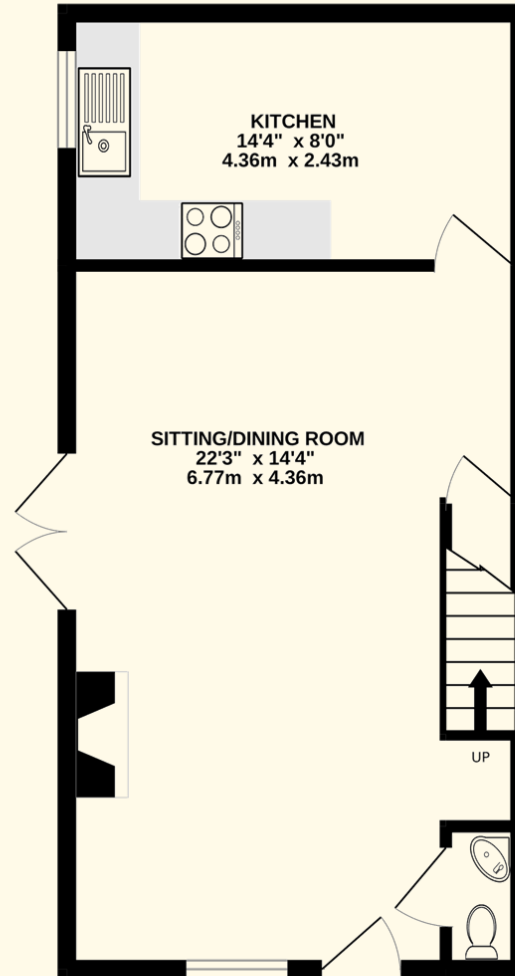
<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

The council tax band is D.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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