

Fordington Dairy Dorchester





6 Fordington Dairy Dorchester, Dorset DT1 1FD



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.

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

## **Local Authorities:**

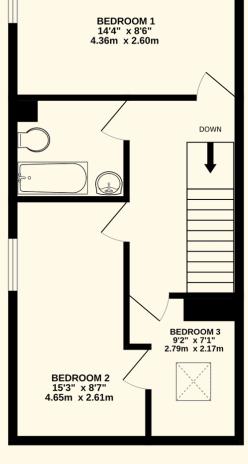
Dorset Council County Hall Colliton Park Dorchester Dorset DT1 1XJ

Tel: 01305 211970

The council tax band is D.

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.





#### 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 eror, 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



24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU Tel: 01305 340860 Email: enquiries@parkersproperty.com Web: www.parkersproperty.com 1ST FLOOR 425 sq.ft. (39.5 sq.m.) approx.