



South Walks Road
Dorchester



PARKERS
PROPERTY CONSULTANTS & VALUERS



Offered for sale is this characterful property ideally situated in the popular area of Fordington. The property has versatile accommodation with ground floor living space and garden room, four bedrooms, family bathroom and ground floor WC, and a lovely enclosed courtyard garden.

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 part glazed door to the front porch. The hallway has stairs rising to first floor and access to ground floor accommodation.

The sitting/dining room are dual aspect with windows to the front and rear. The sitting area has a fireplace with exposed bricks surrounding.

The kitchen is well-appointed with wall and base level units with work surfaces over. The room is finished with tiled splash back and floor. The room benefits from integral eye-level double oven and grill, four ring electric hob and dishwasher with space for additional appliances. The kitchen extends to further living space with sliding doors to the garden.

There is a downstairs WC with hand basin.

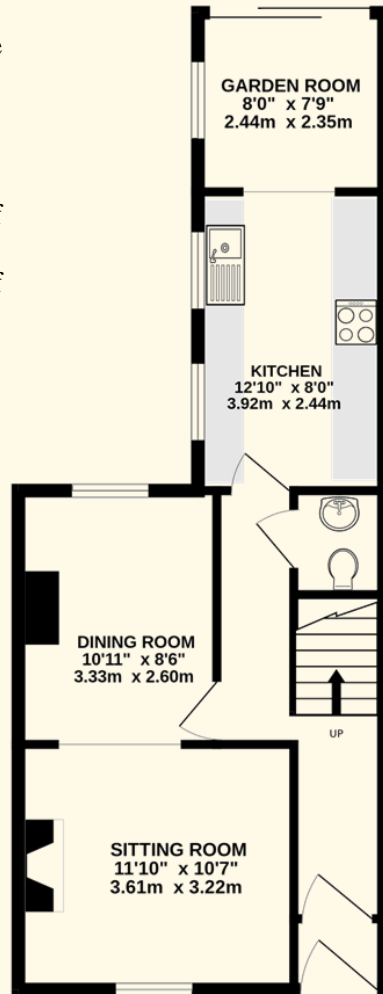
Stairs rise to the first floor which has a split-level landing leading to the bathroom and two bedrooms.

The bathroom has fully tiled walls with tile effect floor, panel enclosed bath with mixer taps and shower attachment with electric shower overhead, WC and wash basin.

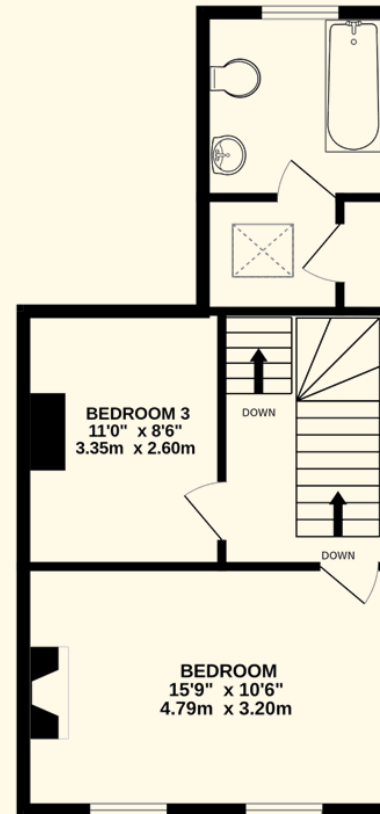
Second floor gains access to the two additional bedrooms.

Externally, there is a rear aspect, low maintenance courtyard garden with a southerly aspect.

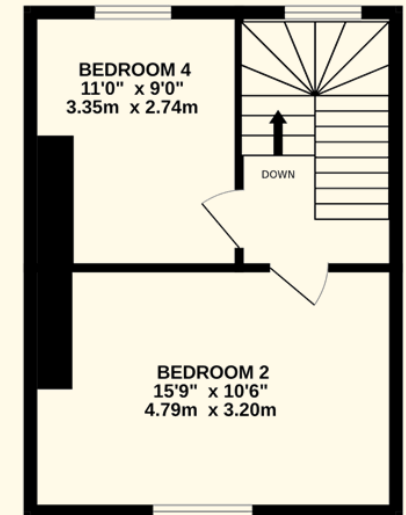
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



Services:

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

Flooding:

Surface Water – Very low 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.

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 : 1243 sq.ft. (115.4 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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