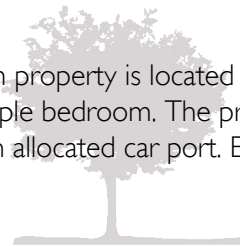


North Street, Dorchester

Offered for sale WITH NO ONWARD CHAIN, this modern three bedroom property is located in the popular village of Charminster. Accommodation further includes a generous living room, kitchen/diner, family bathroom and ensuite to the principle bedroom. The property also benefits from under stairs storage and an additional cupboard on the first floor. Externally there is a rear enclosed patio garden granting access to an allocated car port. EPC rating C.

Asking price £285,000



Situation

The property is located within the historical and picturesque village of Charminster, two miles north of the County Town of Dorchester, situated on the River Ceme. The village presents a traditional, old English image with its beautiful cottages and mosaic pavement dating from Roman times. Charminster offers two village pubs and a range of social organisations for all ages. Further amenities include two village halls, a convenience store which houses a post office and a Norman Church. A regular bus service operates through the village and a ten-minute journey into Dorchester provides rail links to London Waterloo and Bristol Temple Meads.

Entrance

Enter the property into the hallway accessing a downstairs WC and the living room.

Accommodation

Living Room

The spacious sitting room offers front aspect views and has a gas fireplace with mantle.

Kitchen/Diner

The kitchen/diner is well-appointed fitted with wall and base level units that provide ample storage with work surfaces over. There is a one and a half bowl stainless steel sink with mixer tap and drainer and integral oven with four ring gas hob with extractor hood over. The room is finished with lino flooring, tiled splashbacks and inset lighting.

Bathroom

The bathroom is tastefully fitted with a suite comprising a low level WC, wash basin, a panel enclosed bath with handheld shower attachment. The room is finished with wooden flooring and part tiled walls.

Bedroom One

Bedroom One is front aspect and double in size. It benefits from an ensuite shower room. The room is fully carpeted.

Ensuite

The ensuite offers an enclosed shower cubicle with WC and wash basin.

Bedroom Two

Bedroom Two is also double in size and has rear aspect.

Bedroom Three

Bedroom Three has rear aspect and is full carpeted.

Garden

There is an enclosed garden with a paved patio area with a step to a risen decked area with a shed. Stairs rise to a gate which accesses the car port.



Parking

There is a car port at the rear of the property.

Flood Zone

Surface water – Low risk.

Rivers and the sea – Very low risk.

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

Services

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

Local Authorities

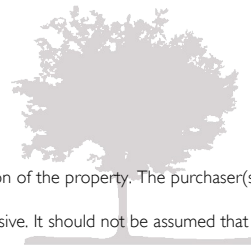
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band is D.

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



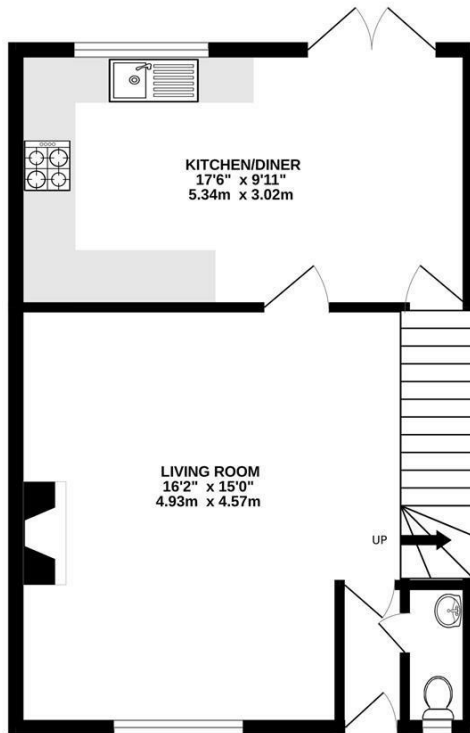
Important notice. Parkers notify that:

- 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.

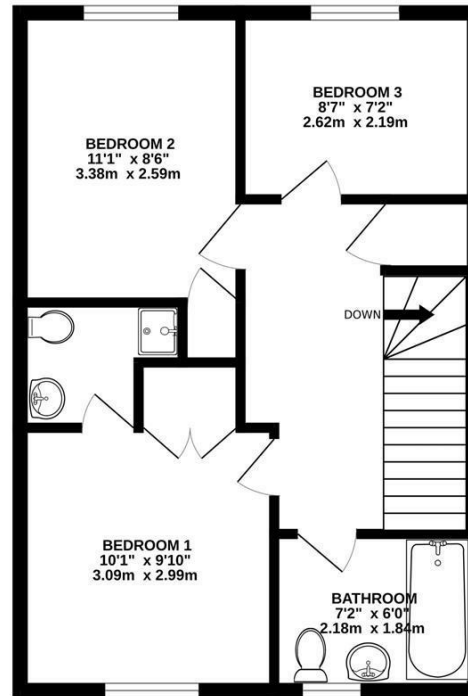
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.5 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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