



Grosvenor Road
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED FOR SALE WITH NO ONWARD CHAIN, a desirable, two-bedroom semi-detached bungalow situated in one of the most sought-after locations in Dorchester. The property comprises of two double bedrooms, sitting room, kitchen/diner and shower room. Furthermore, there is a workshop and garage with approved planning to create a two-bedroom annexe (planning reference number on back of brochure).

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 part-glazed door to the hallway which gives access to all accommodation. A parquet floor runs throughout and flows into both bedrooms and the sitting room.

The sitting room has a light and spacious feel with a side and front aspect bay window.

The kitchen has ample storage options with fitted with wall and base units with work surfaces over, a stainless-steel sink and drainer. There is an integral electric oven and four ring electric hob. Space is provided for further appliances. The room is finished with wood effect flooring and tiled splash back. A glazed door offers direct access to the garden.

Both bedrooms are double in size and benefit from fitted wardrobes. Bedroom two further benefits from a wash basin with storage below.

The shower room has a suite comprising of a corner shower cubicle, WC and pedestal basin. The floor is laid with tile effect vinyl.

The property sits in a good-sized plot with a low maintenance rear garden mainly laid to patio and block paving and bordered with mature plants and shrubs. There is a workshop to the front of the single garage. Ample space to the side lends itself perfectly to an extension or annexe which the current owners have approved plans for. To the front, a driveway provides off-road parking.

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

Services:

Mains electricity, water and drainage are connected.
Electric storage heaters.

Planning Permission

Reference:

P/HOU/2023/00752

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

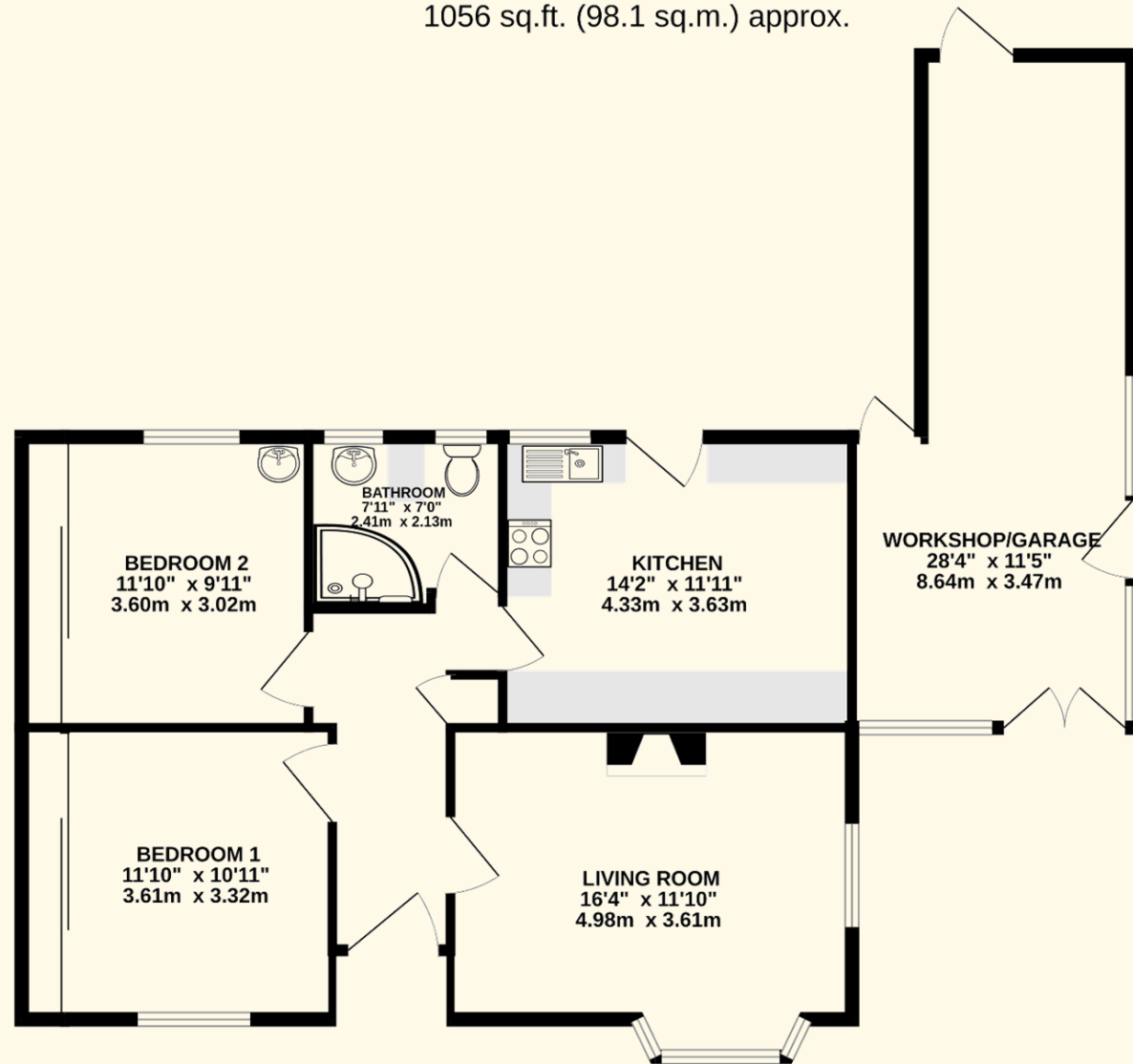
The council tax band is D.

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#>



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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