



Marsden Street
Poundbury



OFFERED FOR SALE WITH NO ONWARD CHAIN, in an area of outstanding natural beauty, this two-bedroom, terraced property is ideally located close to the centre of Poundbury. Accommodation includes a sitting room, kitchen/diner, family bathroom, ensuite to the principal bedroom and ground floor WC. Externally, the home benefits from an enclosed rear garden, garage and parking space. EPC rating B.

The front door leads to a hall with stairs rising to the first floor and a doorway into the well-proportioned sitting room. The room has a front aspect and handy understairs storage.



That room leads into the kitchen/diner with tiled flooring throughout and door to the rear garden. The kitchen has modern gloss units with work surfaces over and a 1½ bowl sink and drainer. Integral appliances include a five-ring gas hob with extractor hood over, dishwasher, washing machine and fridge/freezer.

On to the first floor, there are two bedrooms and a family bathroom.

Both bedrooms are doubles with an ensuite in the principal bedroom. The ensuite has a walk-in shower, a WC and wash basin. There are part tiled walls and tile-effect flooring. Bedroom two houses the airing cupboard.

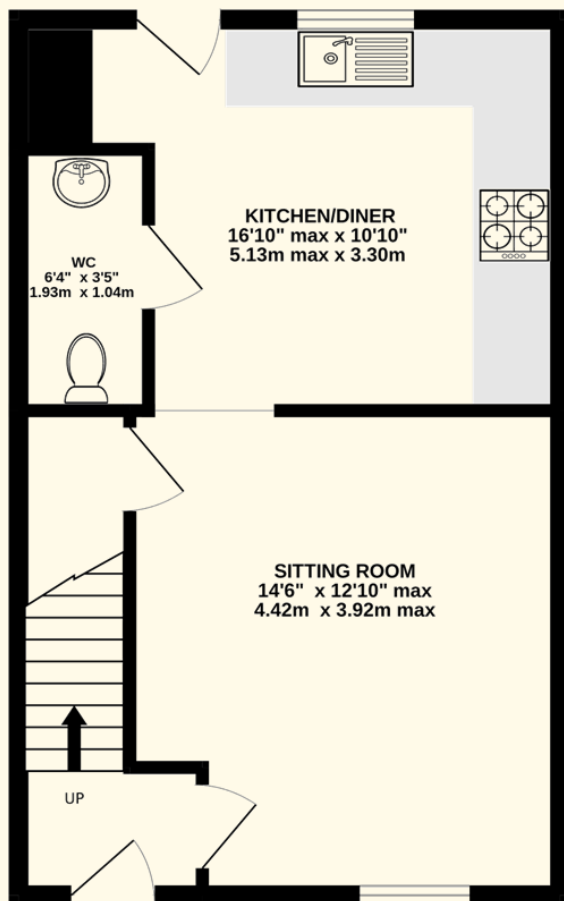
The family bathroom has a P-shaped panel enclosed bath with shower attachment, WC and wash basin with part-tiled walls and tile-effect flooring.



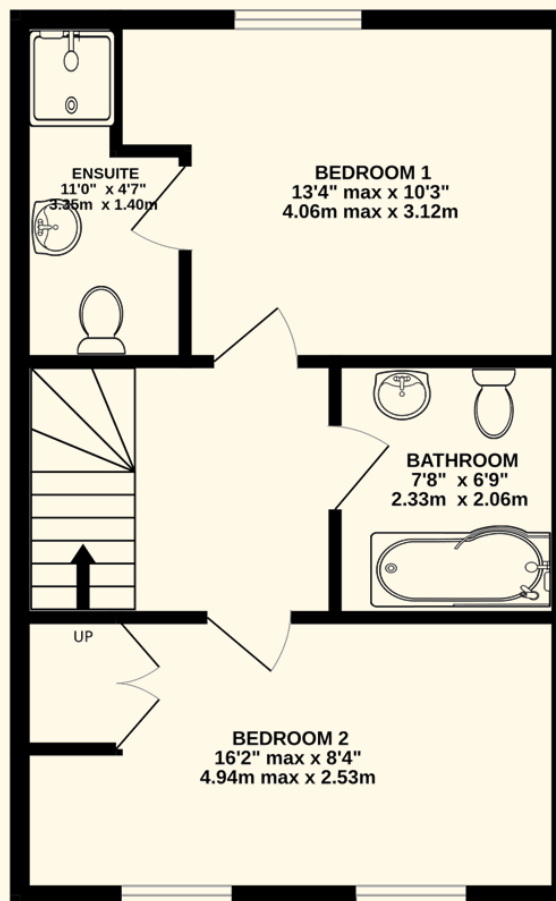
Externally, there is an enclosed rear garden with patio and lawned area. There is rear access to the lock up single garage with power, light and remote opener and designated parking space.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance of the property there are many amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, florists, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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Flood Risk:

Surface water – Very Low Risk

Rivers and Sea - Very Low Risk

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

Agent Notes:

There is an annual Manco charge with charges varying between £210.00 and £300.00 dependent upon location.

Services:

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

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.