



Mixen Lane  
Dorchester

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





**OFFERED WITH NO ONWARD CHAIN** this semi-detached, family home is situated in the popular area of Thomas Hardy Gardens within Dorchester. Accommodation includes a spacious sitting room, kitchen, conservatory, three bedrooms, family bathroom and ground floor WC. Externally, there is an enclosed rear garden and garage with parking space to the front. EPC rating C.

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.





A door takes you through to the property's hallway with access granted to the sitting room, kitchen and ground floor WC.

The sitting room is a good-size room featuring a central fireplace with surround and mantle and three windows allowing plentiful natural light to enter the room.

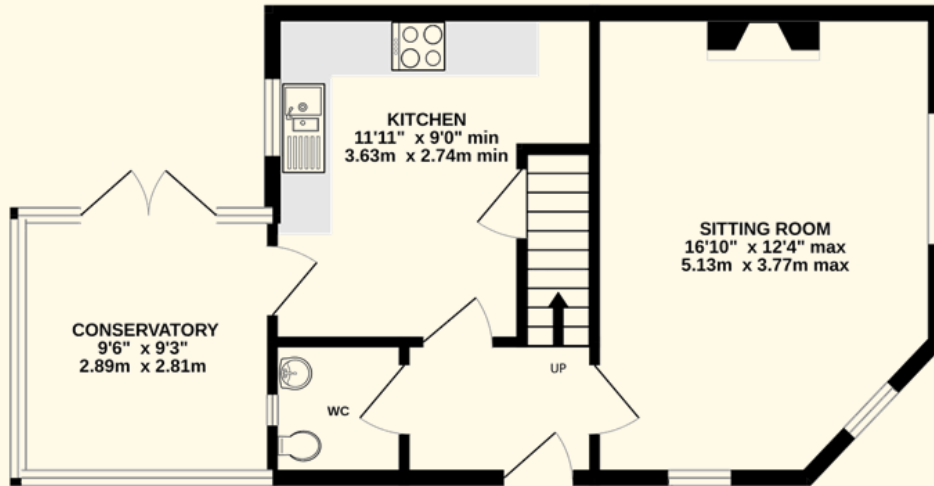
The kitchen is fitted with a range of cream wall and base level units with worksurfaces over and tiled splashback. There is an integral double oven with four-ring hob and space allocated for another appliance. A door takes you through to the conservatory which enjoys a pleasant outlook onto to the rear garden and direct access via a set of French doors.

There are three bedrooms at the property, all offering either a front or side aspect window and bedroom two further benefitting from fitted storage.

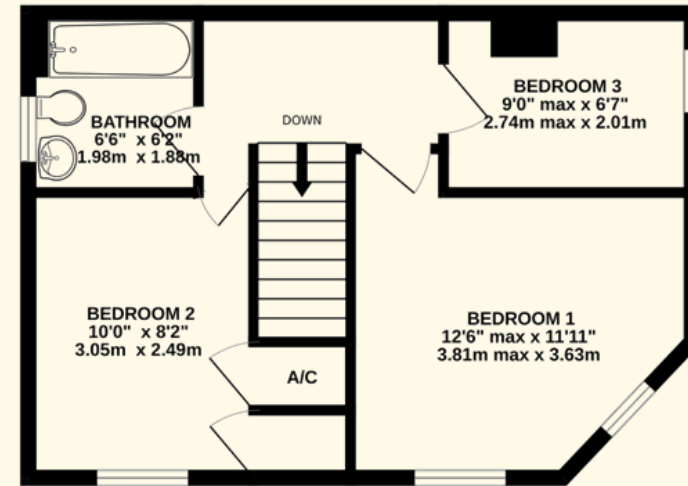
The family bathroom is furnished with a three-piece suite consisting a panel enclosed bath, WC and wash hand basin.

Externally, the home has an enclosed rear garden, mainly laid to paving with raised beds and gated side access. There is also a garage with up and over door, power and light and parking space to the front.

**GROUND FLOOR**  
475 sq.ft. (44.1 sq.m.) approx.



**1ST FLOOR**  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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#>

**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 C.

**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.