



Lornton Walk  
Dorchester

 PARKERS  
PROPERTY CONSULTANTS & VALUERS





OFFERED WITH NO ONWARD CHAIN this two-bedroom home is situated within the popular area of Thomas Hardy Gardens in Dorchester. Further accommodation includes a sitting room, kitchen, bathroom and ground floor WC. Externally, there is a well-maintained rear garden and two parking spaces. EPC rating D.

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 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. Doctors' and dentists' 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 other towns in the area.



A door takes you through to the property's hallway with access offered to all ground floor rooms, including the WC.

The sitting room is spacious in size and features a central electric fire and laminate flooring throughout. A set of French doors provide direct access to the rear garden.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is an integral oven and four-ring gas hob. Space is allocated for further appliances.



A set of stairs rise from the hall to the first floor where the bedrooms and bathroom are situated.

Both bedrooms are double in size and benefit from either a front or rear aspect window allowing plentiful natural light to enter the rooms.

The family bathroom is furnished with an enclosed bath with shower attachment and shower screen, WC, wash hand basin and heated towel rail. The room is complete with tiled flooring.

Externally, the home offers a good-size rear garden with areas of lawn, patio and shingle. The area of patio which abuts the property, creates the perfect space to place outdoor furniture. There are also two allocated parking spaces.



GROUND FLOOR

**Services:**

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

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

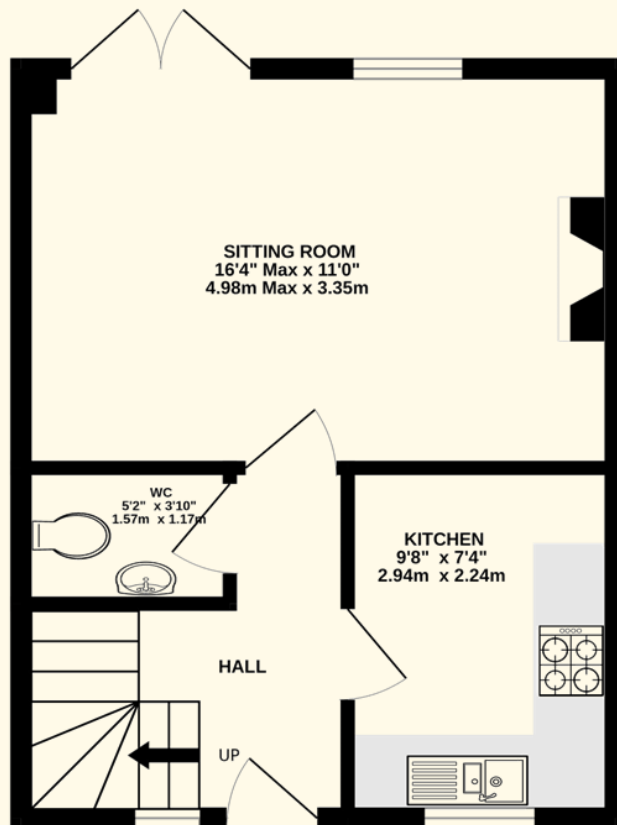
Tel: 01305 211970

We are advised that the council tax band is C.

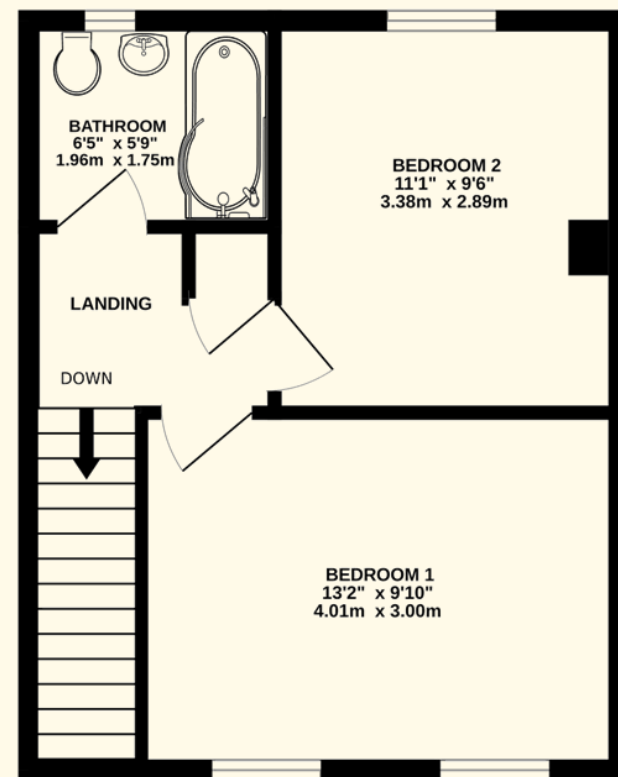
**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.

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



1ST FLOOR



**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.

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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