



Salisbury Street, Dorchester

This semi-detached home, situated in Fordington, Dorchester and within a designated conservation area offers accommodation including a sitting room, modern kitchen, two bedrooms, bathroom and ground floor WC. Externally, there is an enclosed rear garden and driveway providing off-road parking for one car. Another additional benefit is that it is still under LABC twenty year warranty. The property is well-insulated and to the highest specifications with a low EPC rating of B.

Asking price £285,000



Situation

The property is situated in Fordington, an attractive and much sought after residential area conveniently located for access to the town centre with its shops, eateries and supermarkets. The property is also a short walk away from Fordington Surgery. Dorchester South and Dorchester West train stations are located in the town and provide mainline train services to London Waterloo and Bristol Temple Meads. The County Town provides a number of highly regarded schools and is in the school catchment area, and within walking distance, of Manor Park First school and St. Osmund's Middle school. Being in close proximity to rural footpaths, there are outstanding walking and riding opportunities across the surrounding countryside and along the World Heritage Jurassic Coastline.

Accommodation

Entrance

A door takes you through to the entrance hallway, housing the set of stairs which rise to the first floor and access is granted to the sitting room.

Kitchen/Diner

A light and airy room with space for a small dining table and chairs, whilst the kitchen area is fitted with a range of white gloss wall and base level units with worksurfaces over and tiled splashback. Integral appliances include an oven, four-ring electric hob with extractor hood above, fridge-freezer, dishwasher and washing machine. There is also a TV point. Access is provided to both the ground floor WC and rear garden.

Bedrooms

There are two bedrooms at the property, both benefitting from plentiful natural light and a TV point. Bedroom one further benefits from fitted storage.

Bathroom

A family bathroom furnished with a panel enclosed bath, tiled shower cubicle, WC and wash hand basin. The room is complete with vinyl flooring throughout.

Outside

To the rear, there is an enclosed garden which has been thoughtfully planted with a variety of flowers and shrubs. Brick paving abuts the rear of the property and continues down the side leading to the pedestrian gate, in turn giving access to the drive. The sale will include the garden shed which offers ample space for outdoor tools.

Sitting Room

The sitting room is a good-size room featuring a dual aspect and under-stair storage. A door leads through to the kitchen/diner.



Flood Risk

Surface water - High risk.

Rivers and the 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

We are advised that the council tax band is C.

Viewings

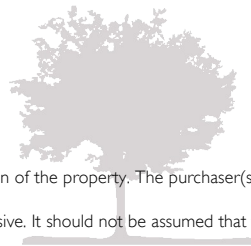
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



Important notice. Parkers notify that:

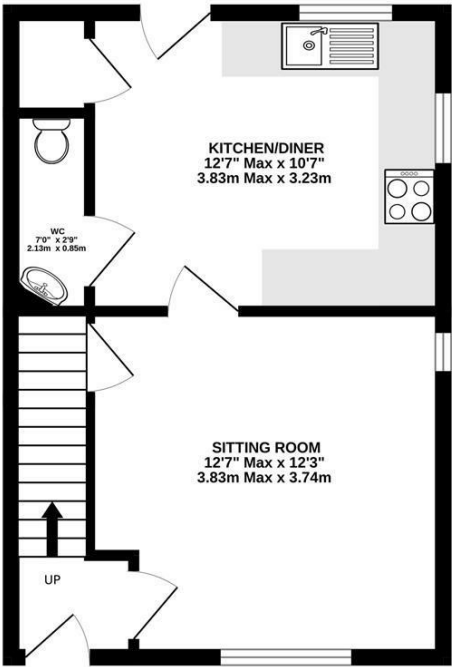
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

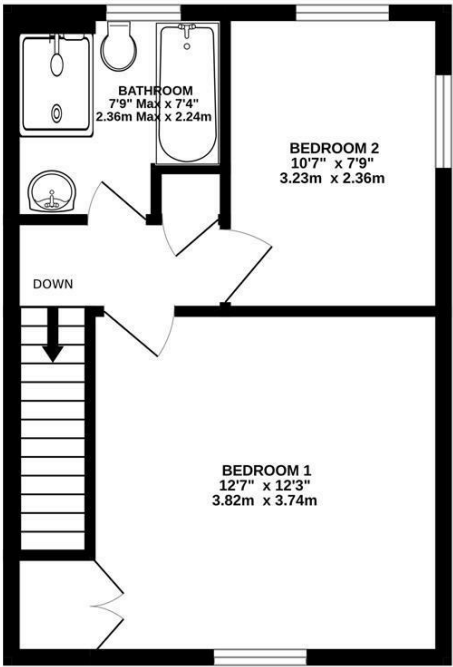




GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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