



Treves Road
Dorchester

 **PARKERS**
PRESTIGE COLLECTION



Offered for sale WITH NO OWNARD CHAIN, this characterful, three-bedroom, detached house ideally situated in Dorchester, within close proximity to the town, hospital and further amenities. Accommodation includes two receptions rooms, kitchen, utility, downstairs WC, family shower room with separate WC Externally, there is a vast garden with excellent potential for the likes of a home office or annexe. EPC rating D.

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 with the Outstanding Thomas Hardy Secondary School, and very popular doctor's, dental surgeries and the Dorset County Hospital a ten-minute walk away. 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.



An outdoor porchway offers access to the front door with stain-glass feature windows. The hallway leads to all several ground floor rooms and offers a storage cupboard and stairs to the first floor.

Both reception rooms are generous providing ample light with double aspect, with a large bay window in the living room. Character is added to both rooms with the inclusion of the original fireplaces. The electric fire remains in the dining room.

The kitchen is fitted with wall and base units with worksurfaces over and a 1½ bowl sink with drainer and mixer tap. The room includes a pantry offering additional space for kitchen appliances and food items.

The utility room is accessed via the kitchen. Doors lead to both the ground floor WC and rear garden.

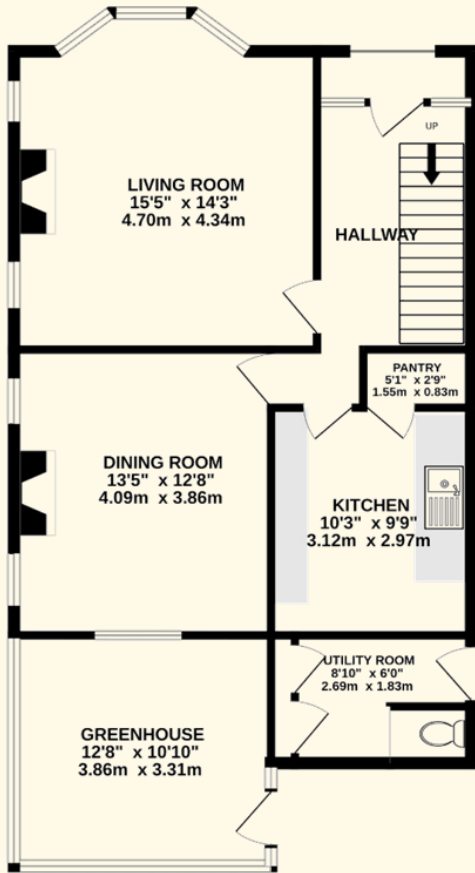


Stairs rise to the first-floor landing where all three bedrooms and the shower room are located. Bedrooms one and two all offer built-in storage and are generous doubles. They maintain the characterful feel with the original fireplaces.

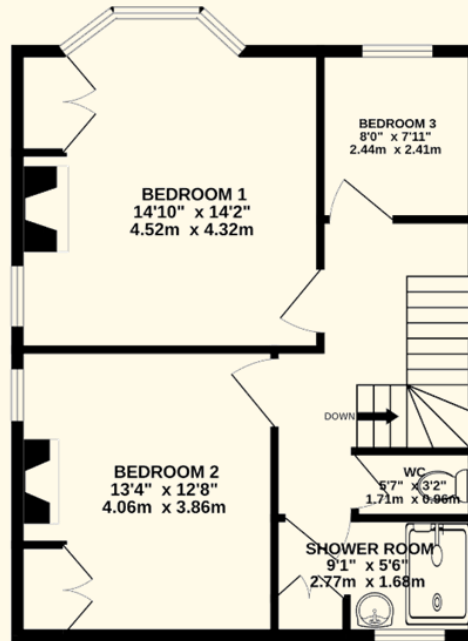
The family shower room is fitted with a double shower and handbasin, with vanity storage underneath and additional storage cupboards. There is a separate WC situated alongside the shower room.

Externally, there is a front lawned garden and a gated patio driveway providing side access to the generous rear garden. There is a single garage with workshop attached and two additional storage sheds.

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.

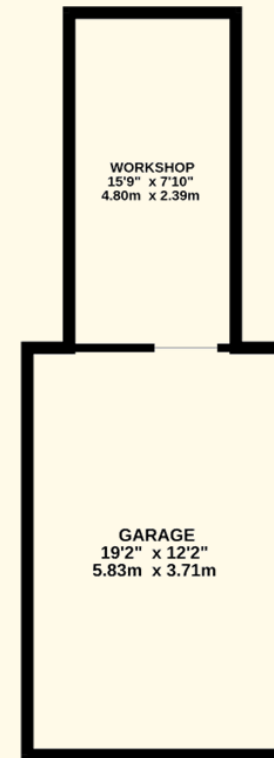


TOTAL FLOOR AREA : 1718 sq.ft. (159.7 sq.m.) approx.

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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GARAGE
356 sq.ft. (33.1 sq.m.) approx.



Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Council Tax Band E.

Flood Risk:

Surface Water – Very Low Risk
Rivers and the Sea – Very Low Risk

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

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