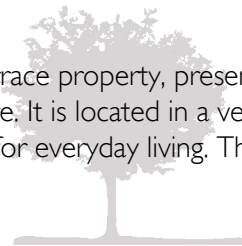




## Cromwell Road, Dorchester

OFFERED WITH NO ONWARD CHAIN is this charming one-bedroom terrace property, presenting as an ideal opportunity for first-time buyers or investors. The property features a sitting room, kitchen, double bedroom, bathroom and external store. It is located in a very central area, and is within close proximity to a wide range of amenities, including shops, restaurants, and public transport, making it highly convenient for everyday living. The property further benefits from a parking space. EPC rating C.

Asking price £190,000



### Situation

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.

### Accommodation

#### Entrance

A small shingled front garden leads to the property, with an entrance door taking you through to a porch, creating an ideal space to decant outdoor wear before entering the sitting room.

#### Sitting Room

The sitting room is a good-size and receives plentiful natural light via a front aspect window. The floor is carpeted and an opening allows access into the kitchen, creating an open and social feel.

#### Kitchen

The kitchen is fitted with a range of wall and base level units with worksurfaces over and splash back. A useful cupboard is offered and space is allocated for appliances.

#### Bedroom

Located to the front of the home, is the bedroom, which is double in size and carpeted throughout.

#### Bathroom

The bathroom has been furnished with a suite including a panel enclosed bath, WC and wash hand basin. The room is complete with lino flooring and partly-tiled walls.

#### Agents Notes

Please note there is a trainline nearby.

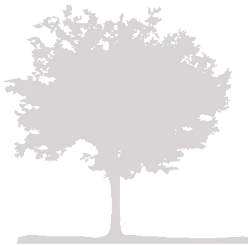
#### Flood Risk

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#>

#### 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

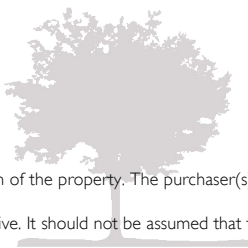
We are advised that the council tax band is A.

### Viewings

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

Important notice. Parkers notify that:

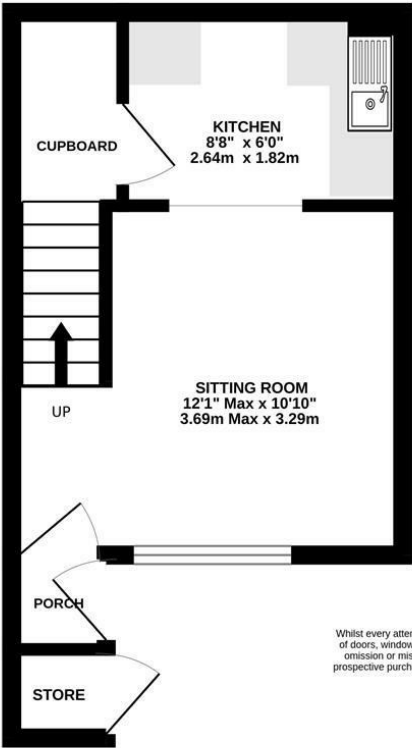
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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



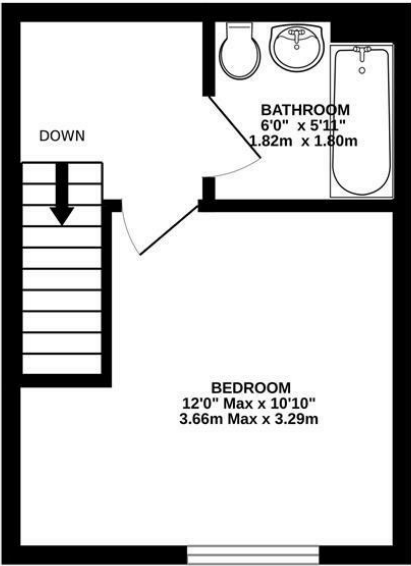




GROUND FLOOR  
218 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR  
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 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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