



Prince of Wales Road
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered for sale, this beautifully presented, four-bed, semi-detached property ideally located in central Dorchester. The current owners have made additions and upgrades to the property to create a stylish and modern home. Accommodation further includes kitchen/diner, living room, conservatory, ground floor WC and family bathroom. Externally, there is a rear garden, front driveway and double garage. 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. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



Enter the property via a part-glazed door to the hallway offering access to all ground floor accommodation.

The living room benefits from a characterful fireplace with attractive surround and mantle, the fireplace itself has been disconnected but it still creates a charming central feature. There are large bay windows offering ample light into the room.

The modern kitchen/diner has stylish units with a central island. It has the advantage of integral Lamona fridge, freezer, dishwasher, wine cooler and Rangemaster oven with six ring gas hob. There are sliding doors to the rear conservatory and a door from the dining area to the front of the property.

Stairs rise to the first floor where three of the bedrooms and the family bathroom can be located.



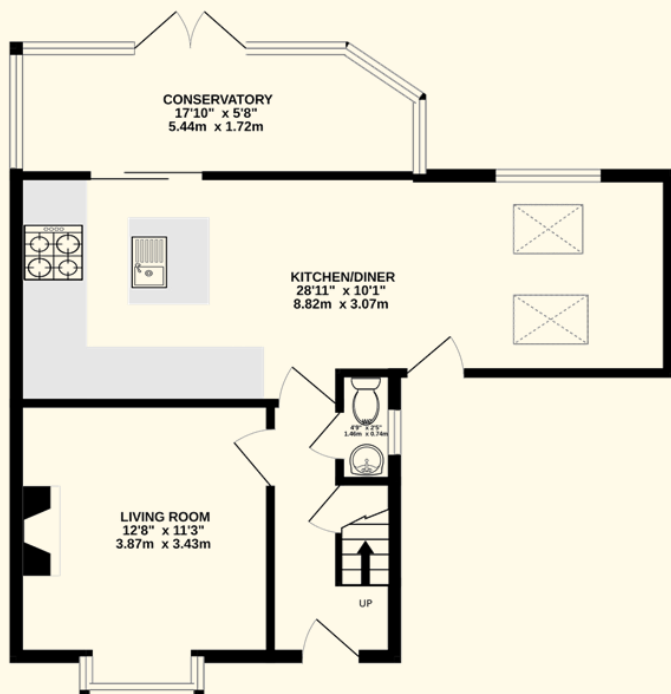
Bedroom four has inbuilt storage and built in bed frame for a single bed. Bedroom two and three are both double in size and have the characterful feature of an old fireplace mantle.

The bathroom has a suite comprising of a panel enclosed bath with mixer tap and waterfall shower overhead, WC and wash basin with vanity storage under. The floor is tiled with part-tiled walls.

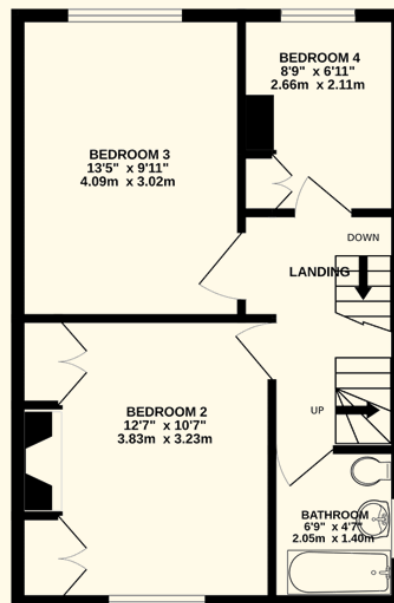
On the second floor the property is completed with the principal bedroom located in the converted loft. The room has the added benefit of plenty of Eaves storage and a walk-in wardrobe.

The property is completed by a low maintenance rear garden mainly laid to lawn with area of patio. There is a fence with a further separated lawn area with two storage sheds. To the front there is a driveway offering off-road parking and a double garage.

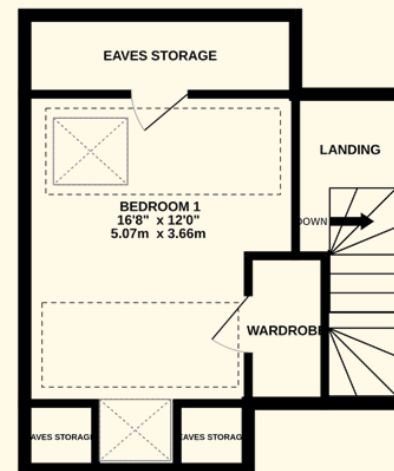
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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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 D.

Broadband:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as limited and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk/>