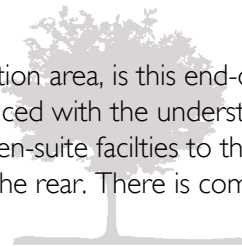




## Maumbury Square, Dorchester

Price guide £375,000

OFFERED WITH NO ONWARD CHAIN. Situated in a designated conservation area, is this end-of-terrace townhouse, located in an exclusive courtyard development and within an excellent proximity to Dorchester town centre. The property has been priced with the understanding that some redecoration and updating may be desired. Inside accommodation comprises a kitchen/diner, sitting room, four bedrooms with en-suite facilities to the principal bedroom, family bathroom and ground floor WC. Externally, the family home benefits from an integral garage and low-maintenance garden to the rear. There is communal visitors parking. EPC rating C.



## 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

An entrance door takes you through to the hallway of the property, with access offered to all ground floor accommodation, including to the WC and garage. Also located in the hallway, is a double-doored storage cupboard and under-stair cupboard.

### Kitchen/Diner

Located to the rear of the property, is the kitchen/diner, a good-size room, fitted with a comprehensive range of neutral wall and base level units with worksurfaces over and tiled splash back. Integral appliances include an oven and four-ring gas hob with extractor hood above. Space is allocated for further appliances and a dining table and chairs. French doors open directly onto the rear garden.

### First floor

#### Sitting room

The sitting room is generous in size and extends the full width of the property whilst enjoying access onto a Juliet balcony which in turn, allows natural light to flood the space, along with an additional front aspect window.

#### Bedroom two

Bedroom two is accompanied by a fitted wardrobe and receives plentiful natural light via a rear aspect window.

#### Bathroom

The family bathroom is furnished with a panel enclosed bath with shower attachment, WC and wash hand basin. The room is complete with partly-tiled walls and tiled flooring.

### Second floor

#### Remaining bedrooms

There are three remaining bedrooms at the property, with bedroom three offering a fitted wardrobe and housing the airing cupboard. Bedroom one benefits from a double wardrobe with two sets of double doors and an en-suite shower room.

### Outside

A low maintenance garden lies to the rear of the property and is accessed via a set of French doors from the kitchen/diner or from a gate providing side access. The garden is decked and has an outside tap. In addition, the home offers a garage with up and over door, power and lighting. There is communal visitors parking.





### Agents Notes

Please note there is a half-yearly communal service charge of £298.00.

### Broadband

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

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

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

### 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.

### Viewings

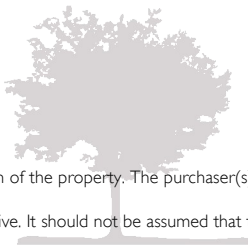
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860

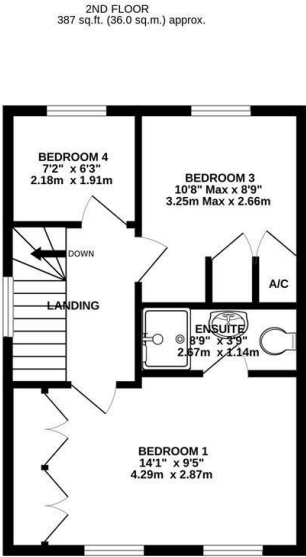
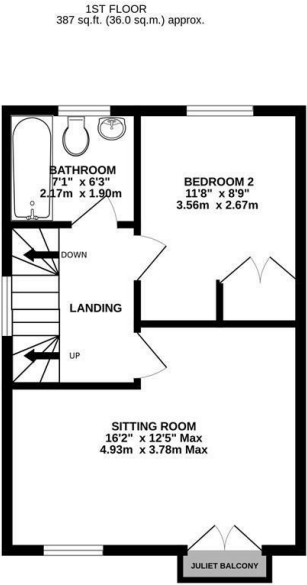
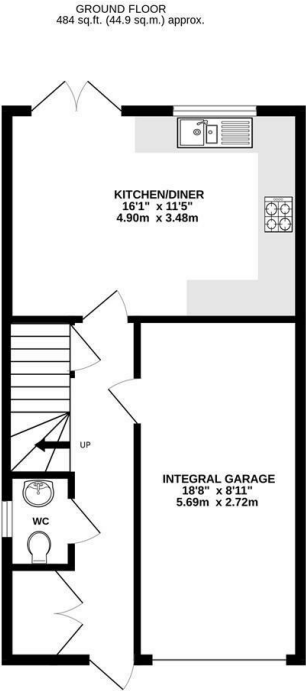


Important notice. Parkers notify that:

- 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.





MAUMBURY SQUARE

TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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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