



Alfred Place
Dorchester



Favourably situated in the popular residential area of Fordington, Dorchester and within a designated conservation area, is this delightful end-of-terrace family home. Accommodation is well-presented throughout and comprises a sitting room, modern kitchen/diner, WC/utility room, three double bedrooms and a family bathroom. Externally, the home benefits from a good-size enclosed rear garden and shed.

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.



Upon entry, you are taken through to the property's hallway with access offered to both principal ground floor rooms.

Located to the front of the home, is the sitting room, receiving plentiful natural light and featuring a central fireplace with open-fire.

The kitchen/diner is the heart of the home, enjoying an open-space for entertaining and dining. There is a wood burner in the dining area for a cosy aspect. The kitchen itself is fitted with a comprehensive range of white wall and base level units that provide ample storage options with worksurfaces over. A central island creates further seating space and additional storage options. Integral appliances include an eye level double oven and four-ring electric induction hob. Space is provided for a fridge freezer. French doors open directly onto the rear garden and adjacent to the kitchen is the WC/utility room.



On the first floor, there are two double bedrooms, with bedroom one benefitting from a feature fireplace. Also located on the first floor is the family bathroom, furnished with a four-piece suite including a shower cubicle, panel enclosed bath, WC and wash hand basin. The airing cupboard completes the first floor.

The remaining bedroom is located on the second floor, another double room with two Velux windows and accompanied by eaves storage.

Outside, there is an enclosed rear garden, mainly laid to lawn with an area of patio providing the perfect space to house outdoor living furniture. There is side pedestrian gated access and a shed.

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.

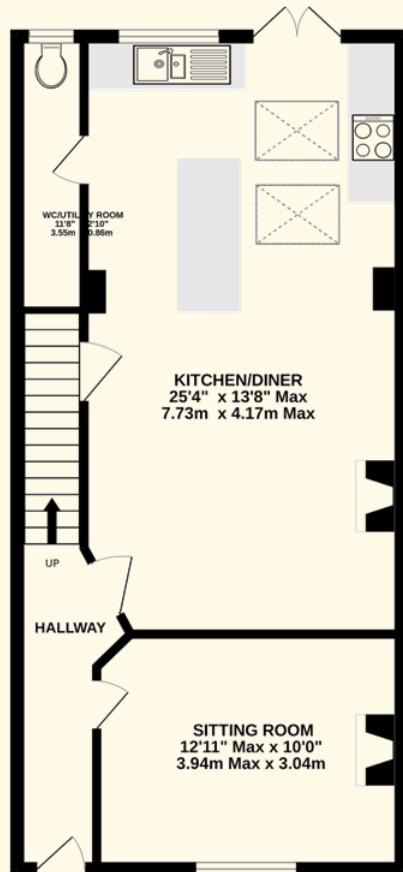
We are advised that the council tax band is C.

Flood Risk:

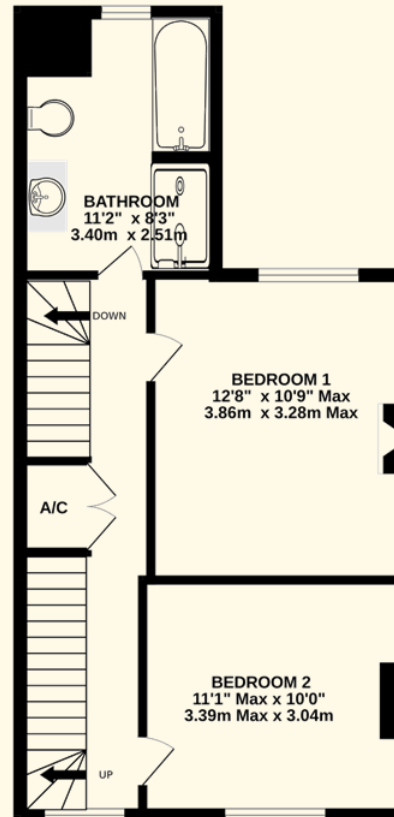
Enquire for up-to-date details or check the website for the most current rating.

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

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



ALFRED PLACE

TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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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>

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.