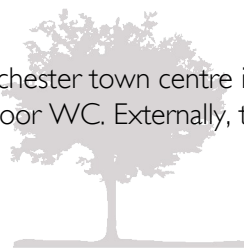


Monmouth Road, Dorchester

Situated in a designated conservation area and within walking distance to Dorchester town centre is this three-bedroom terraced house. Further accommodation includes a modern kitchen and dining room, sitting room, family shower room and first-floor WC. Externally, the home benefits from a southerly facing, enclosed rear garden. EPC rating TBC.



Offers in excess of £315,000

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. 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

Ground Floor

Entrance

A part-glazed entrance door takes you immediately through to the property's hallway, which in turn grants access to the two principal ground floor rooms.

Sitting Room

The sitting room receives plentiful natural light via a front aspect bay window and features original oak flooring and central log burner.

Kitchen/Diner

Oak flooring continues into the dining area, enjoying good-size dimensions and a further log burner. An opening leads to the kitchen space, newly fitted with a range of navy blue wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a Zanussi oven and grill and four-ring gas hob with extractor hood above.

Lobby

Just before the shower room is a lobby area, with room for coats and shoes.

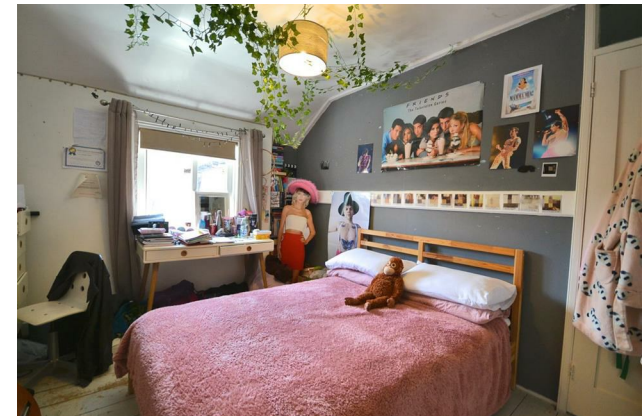
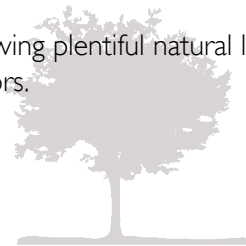
Family Shower Room

The shower room has been furnished with a walk-in double shower, WC and wash hand basin with vanity storage below. The room is complete with tiled walls and flooring.

First Floor

Bedrooms

All three bedrooms benefit from either a front, side or rear aspect window, allowing plentiful natural light to enter the room. Bedroom one further benefits from a fitted wardrobe with sliding mirrored doors.



Outside

Externally, there is an enclosed, southerly facing rear garden with areas of artificial grass and decking. A tiered shingled area creates the perfect spot to place plant pots and a pergola shades part of the garden.

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#>

Broadband and Mobile Service

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>

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 B.

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.

