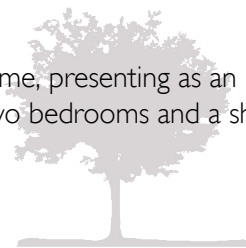




Kensington Walk, Dorchester

OFFERED WITH NO ONWARD CHAIN is this mid-terrace, two-storey home, presenting as an ideal first-time buy and conveniently located in the popular town of Dorchester. Accommodation includes a welcoming front aspect sitting room, a kitchen, two bedrooms and a shower room. Outside, the home offers low-maintenance graveled gardens to both the front and rear and one allocated parking space. EPC rating C.



Offers in excess of £240,000

Situation

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

Accommodation

Entrance

Upon entry to the property, you are taken through to a porch area, creating the perfect spot to decant outdoor wear before heading into the sitting room.

Sitting Room

The sitting room offers good-size dimensions and features tasteful wood-effect flooring and a front aspect window, allowing natural light to flood the room.

Kitchen

The kitchen is fitted with a range of wall and base level units with worksurfaces over and splash back. Space is allocated for appliances and there is space also for a small dining table and chairs if desired. Sliding doors provide direct access onto the rear garden.

Bedrooms

There are two bedrooms at the property, receiving natural light from either a front or rear aspect window and both benefitting from fitted storage.

Shower Room

The shower room is furnished with a shower cubicle, WC and wash hand basin with vanity storage below. The room is complete with tiled walls.

Outside
The garden to the rear is predominantly shingled, offering a low-maintenance outdoor space with a variety of established shrubs and plants. A paved path leads through the garden to a dedicated patio area, perfect for outdoor seating and rear pedestrian gate. An allocated parking space is also offered.



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, superfast and ultrafast broadband are available.

Mobile service indoor is listed as likely and limited 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 the council tax band is B.

Viewings

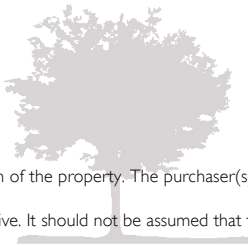
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



Important notice. Parkers notify that:

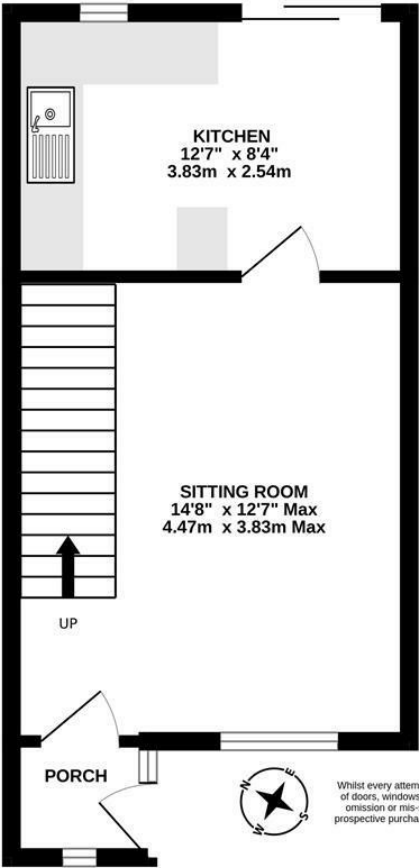
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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

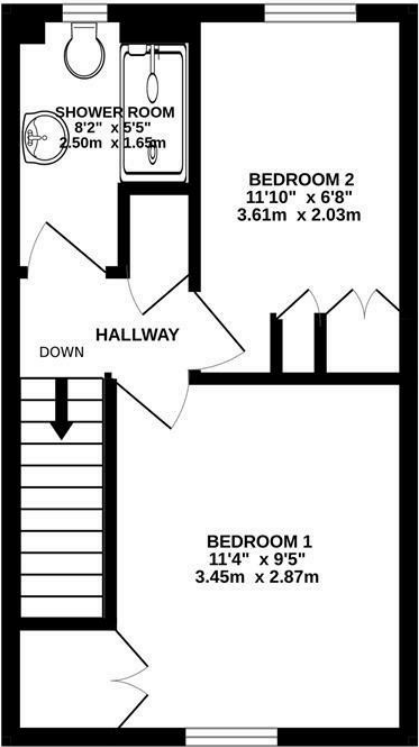




GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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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