



Olga Road
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered with no forward chain and set within a conservation area, is this delightful, end-of-terrace family home, situated in a popular residential location of Dorchester, close to the town centre. This versatile home combines bright and well-proportioned living spaces with a generous outdoor area, offering a southerly aspect. Arranged to suit a range of lifestyles, the accommodation includes two reception rooms, kitchen, ground floor WC and ground floor bedroom with two further bedrooms and a bathroom of the first floor. There is a small garden space to the front of the property and a fully enclosed, good-size rear garden with access to the alley at the rear. 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. Doctors, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



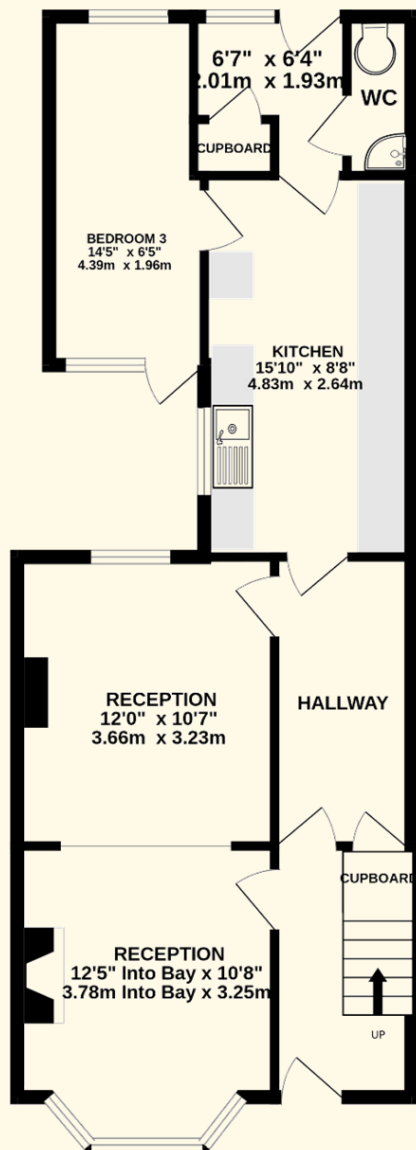
A small garden space offers an attractive approach to the property where a part glazed door opens to the hallway with stairs rising to the first floor and under stairs storage. There is a light and bright front aspect reception room with modern central fire opening through to a further reception room. Both rooms offer ample space for lounge and dining furniture. The galley kitchen provides ample storage via a range of wall and base level units with work surfaces over and tiled splash back. There is a large window offering natural light and plentiful space for appliances. A door leads through to a rear lobby, a fantastic space for decanting and storing outdoor wear. A door offers access to the rear garden. Further accessed from the lobby is a useful ground floor WC with wash hand basin.

Stairs rise to the first floor where there are two double sized bedrooms and a family bathroom. The primary bedroom has two front aspect windows, flooding the room with natural light and is finished with neutrally toned carpet, cream walls and two storage cupboards, one providing access to the combi boiler. The secondary bedroom is rear aspect and carpeted.

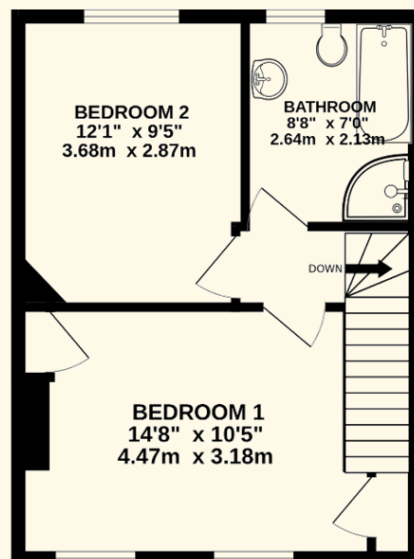
The family bathroom comprises a modern white suite, consisting of a panel enclosed bath with separate corner shower, a WC, wash basin set within a vanity unit and heated towel rail. The room is finished with floor to ceiling paneling and stylish and in-keeping flooring.

Externally, to the rear, the property boasts a generously sized and private, south facing garden with areas of lawn and patio, creating a space for social occasions. There are a variety of flowerbeds housing mature plants, shrubs and flowers. A path leads towards a storage unit at the rear and the gate opening onto rear access to the ally.

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is B.

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 phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Agent Note:

Please note the property is unregistered.