



Carrick Close, Dorchester

OFFERED WITH NO FORWARD CHAIN. This well-proportioned home, located in the popular Fordington Fields area, offers spacious and practical living across two floors. In need of modernisation, accommodation includes a generous reception room, kitchen, ground floor cloakroom facilities, three good size bedrooms, an a family bathroom. Externally, the property a fully paved rear garden with landscaped planting areas and three allocated parking spaces. EPC rating D

Asking price £295,000



Situation

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.

Accommodation

Ground Floor

A grassed area and path lead you to the entrance porch, an ideal space for removing outdoor garments. A further internal door leads into the property's hallway offering access to the reception room, ground floor cloakroom and storage under stairs cupboard beyond.

Reception Room

A generously sized, dual aspect, reception room runs the full length of the house offering plentiful space for both lounge and dining room furniture. Sliding doors open on to the rear garden and provide natural light to the room. A door leads to the kitchen.

Kitchen

The kitchen is fitted with a comprehensive range of neutral wall and base-level units, providing ample storage space. There is under-counter space for appliances such as a fridge, freezer, oven, and washing machine and the room is finished with splash back, part-tiled walls. A second, part glazed door provides access to the rear garden.

First Floor

The stairs lead to the first floor, where all three bedrooms are accessed, along with the family bathroom. Additional storage is available via a door that opens into an airing cupboard housing the water tank.

Bedrooms

There are three bedrooms in the property, all of which are double in size.

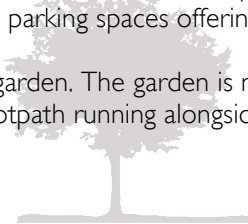
Bathroom

The bathroom is fitted with a suite comprising a large walk-in shower with a glass screen, WC, and a wash hand basin. The room is finished with part-tiled walls and lino flooring.

External

Externally, the property boasts ample parking, with three allocated and numbered spaces. There are two spaces situated at the front of the property, and one to the side. There is a small patch of land to the side of the parking spaces offering a further patch of grass and mature plants.

To the rear the property is complemented by a generously sized, low-maintenance garden. The garden is mainly laid to paved patio with well-placed areas for planting shrubs and trees. A side gate, accessed for the footpath running alongside the property, offers garden access.



Services

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

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 Coverage

At the time of the listing, standard and super-fast 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>

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is C

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

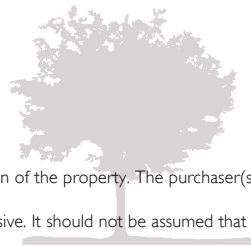
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

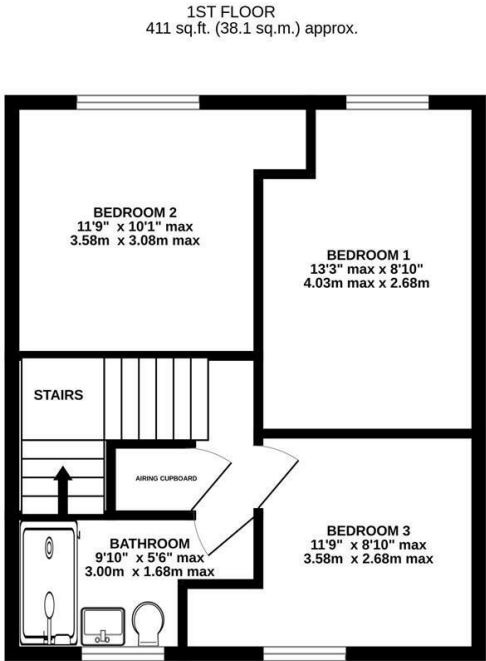
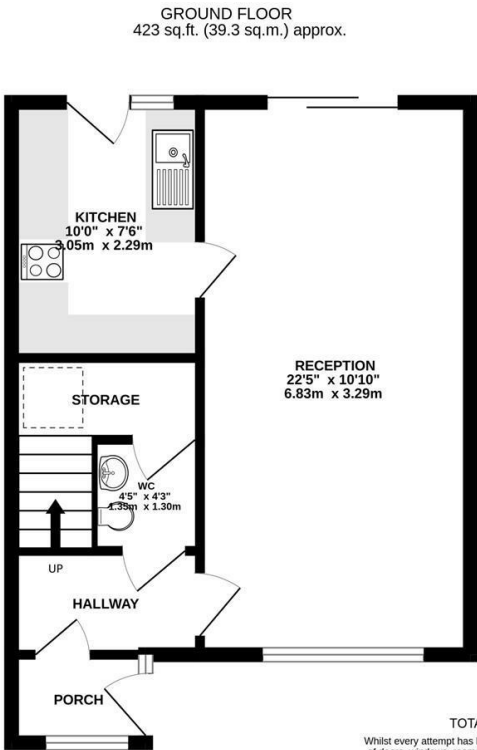


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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