



P A R K E R S

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Independent Property Consultants and Valuers



Fourgates Road, Dorchester

OFFERED WITH NO FORWARD CHAIN is this delightful three bedroom terraced property in Dorchester. This well-positioned home offers accommodation including kitchen, spacious reception room, ground floor WC, three bedrooms and a family bathroom. The property has a fully enclosed garden to the rear and to the front is a single garage and off-road parking. EPC rating TBC.



Asking price £295,000

## 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.

## Key Features

A short path leads to the property entrance opening onto a porch area with storage cupboard. A door leads to a convenient ground floor WC.

From the porch, a door opens onto the generous reception room offering a dual aspect flooding the room with plentiful natural light. Sliding doors overlook and offer direct access to the rear garden. A set of stairs rise to the first floor.

The rear aspect galley kitchen is a good size and fitted with a range of wall and base units with worksurface over. Space is offered for a number of kitchen appliances and a rear aspect door leads out to the rear garden.

The first floor is home to all three bedrooms; two double rooms and a rear aspect single room with storage cupboards.

The family bathroom is fitted with a white suite comprising a panel enclosed bath, WC, wash hand basin and shower cubicle.

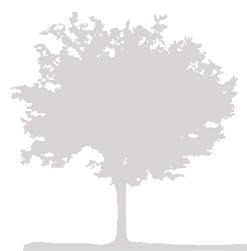
Externally, the home is offered with a fully enclosed rear garden, mainly laid to lawn with a variety of mature trees and shrubs. A small patio area abuts the property.

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council tax band C.



## Services

Mains electricity, water and drainage are connected.  
The heating system is a warm air heating system.

## Mobile and Broadband

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>



## Flood Risk

Enquire for up-to-date details or check the website for the most current rating.  
<https://check-long-term-floodrisk.service.gov.uk/risk#>



## 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.

