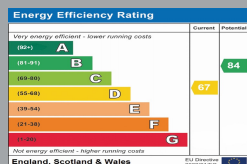# goadsby

11 HARVEYS TERRACE

FORDINGTON

Dorset, DT1 1LE

£1,300 PCM

goadsby.com

VERY WELL PRESENTED TWO BEDROOM HOME

- Two Double Bedrooms
- Very Well Presented Throughout
- Gas Central Heating
- Good Size Decking area
- EPC Rating Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		84
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Reference: 356326

Deposit Amount: £1,500

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: On Street

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
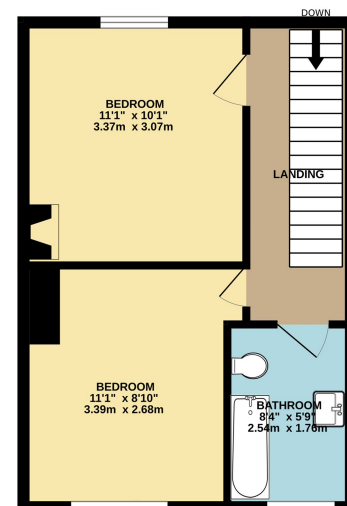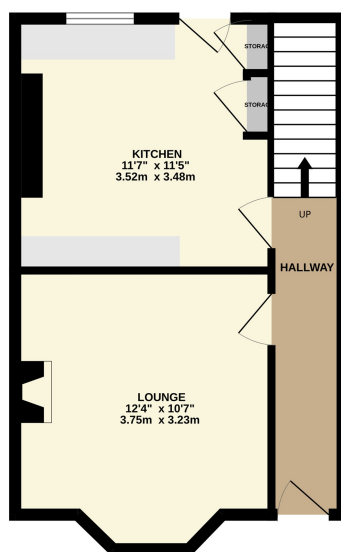www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk

A two bedroom unfurnished house in the popular location of Fordington, within easy access to Dorchester Town centre and local amenities. The property benefits from a lounge, fully fitted kitchen / diner, two double bedrooms and bathroom with a overhead shower. To the rear is a reasonable size decking area and further low maintenance garden.

GROUND FLOOR

KITCHEN
11'7" x 11'5"
3.52m x 3.48m

LOUNGE
12'4" x 10'7"
3.75m x 3.23m

HALLWAY

STORAGE / STORAGE

UP

1ST FLOOR

DOWN

BEDROOM
11'1" x 10'1"
3.37m x 3.07m

LANDING

BEDROOM
11'1" x 8'10"
3.39m x 2.68m

BATHROOM
8'4" x 5'9"
2.54m x 1.76m

This Floor Plan is for guidance only and is NOT to SCALE
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