



AUSTIN 
ESTATE AGENTS

Syward Close

Dorchester

Dorset

DT1 2AN

£325,000

SUMMARY

- End of Terrace Family Home
- Three Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Conservatory
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Front Garden & Elevated Rear Garden
- Garage (in Block)
- Well Located for First & Middle Schools





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge Area 13' 5" x 13' 7" max (4.10m x 4.15m max)

Dining Area 8' 2" x 10' 4" (2.50m x 3.15m)

Kitchen 9' 10" x 8' 0" (3.00m x 2.45m)

Conservatory 9' 0" max x 9' 10" max (2.75m max x 3.00m max)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 11" max x 10' 2" (4.25m max x 3.10m)

Bedroom Two 10' 2" x 9' 8" (3.10m x 2.95m)

Bedroom Three 8' 6" x 6' 7" (2.60m x 2.00m)

Bathroom 6' 1" x 6' 5" (1.85m x 1.95m)

OUTSIDE

Front Garden

Rear Garden

Garage (in Block)

THE PROPERTY

We are pleased to bring to the market this end of terrace family home offering spacious accommodation, which includes a spacious lounge / diner, modern fitted kitchen, conservatory, three bedrooms and family bathroom with double glazing and gas central heating throughout. Externally, the property is situated on a larger than average plot and enjoys a front garden and an elevated, tiered garden, with a garage in a block.

The entrance door leads into the reception hallway with stairs ascending to the first floor and a door to the lounge / diner. The lounge area is spacious with a double glazed window to the front aspect providing good natural light. Two doors give access to a large storage cupboard and the kitchen. An archway naturally flows through to the dining area with double glazed patio doors overlooking and leading to a conservatory. The conservatory benefits from double glazed windows enjoying a pleasant outlook over the rear garden and is flooded with natural light. Double opening, double glazed French doors lead onto the garden. Completing the accommodation on this floor is the kitchen, which is fitted with a good range of modern eye level and base units, colour contrasting worktop surfaces, integral electric hob, double oven and stainless steel extractor canopy. There is space and plumbing for additional domestic appliances. A double glazed window and door overlook and lead into the rear garden.

On the first floor, the landing area hosts doors to all bedrooms and family bathroom. Bedrooms one and three are situated to the front of the property with double glazed windows enjoying views over the surrounding area. Bedroom two is situated to the rear of the property with a double glazed window overlooking the garden and also benefits from a built-in double wardrobe. The family bathroom features a modern suite comprising a vanity wash hand basin and concealed WC as well as a panelled bath with shower over.

Externally, the front garden is laid to lawn with a pathway to the front door. A side gate provides additional access to the rear garden. The rear garden is well maintained with three tiered areas. The initial area features a patio area adjacent to the property as well as a lawned area. The remaining two tiers are predominately laid to lawn with planted borders. The property also benefits from a garage in a block.

The property is located a short distance away from the market town of Dorchester, which has a good selection of shopping facilities from department stores to boutique shops, many restaurants and bars, well renowned schools and a county hospital.

For further information, or to make an appointment to view this family home, please contact Austin Estate Agents.

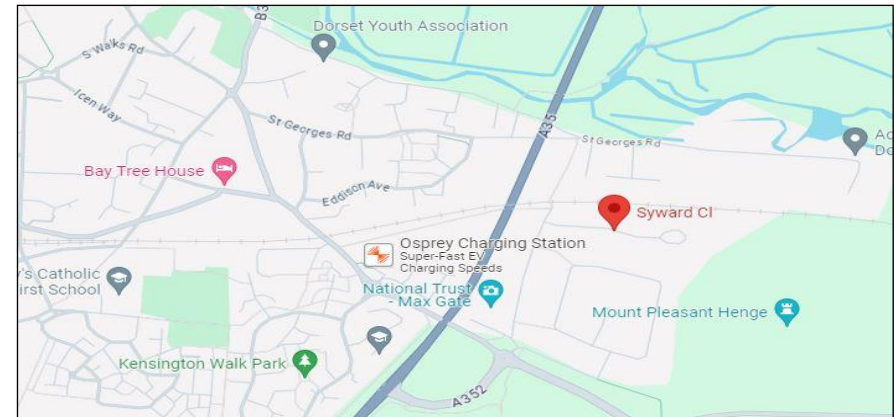




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Freehold

Austin Estate Agents 📍 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.