



AUSTIN  
ESTATE AGENTS



## **Poundbury Crescent**

Dorchester

Dorset

DT1 2NX

**Offers over £270,000**

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### **SUMMARY**

- Staggered Terraced Family Home
- Four Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Ground Floor WC
- Contemporary Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens to the Front & Rear
- Walking Distance of Dorchester Town Centre







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge / Diner 23' 7" x 11' 4" (7.18m x 3.45m)

Kitchen 9' 9" x 8' 9" (2.97m x 2.66m)

WC

### FIRST FLOOR

First Floor Landing

Bedroom One 9' 8" x 11' 11" (2.94m x 3.63m)

Bedroom Two 13' 9" x 8' 7" *plus recess* (4.19m x 2.61m *plus recess*)

Bedroom Three 8' 9" x 6' 10" (2.66m x 2.08m)

Bedroom Four 11' 7" x 5' 9" (3.53m x 1.75m)

Bathroom 6' 8" x 5' 11" (2.03m x 1.80m)

### OUTSIDE

Front Garden

Rear Garden



## THE PROPERTY

We are delighted to offer for sale this four bedroom, mid terrace family home within walking distance of Dorchester Town Centre. The property is well presented and enjoys a spacious lounge / diner, fitted kitchen, a ground floor WC and family bathroom. The property further benefits from double glazing and gas central heating throughout with low maintenance gardens to the front and rear.

On the ground floor the entrance porch, with useful storage cupboard, gives access to a reception hallway with doors to the kitchen, WC and two further storage cupboards as well as stairs ascending to the first floor. The spacious lounge / diner is light and airy from a large double glazed window to the front aspect and patio doors to the rear. The kitchen hosts a range of eye level and base units with space for additional kitchen appliances including cooker, fridge freezer, washing machine and dishwasher.

The first floor landing hosts doors to the airing cupboard, four bedrooms and family bathroom. Bedrooms one and two are good size doubles, whilst bedrooms three and four are generous single rooms. The modern bathroom comprises a panelled bath, low level WC and pedestal wash hand basin with contemporary tiling and a front aspect, double glazed, opaque window.

Externally, to the front is a garden which is predominately laid to lawn with a pathway to the entrance door. The fully enclosed rear garden is low maintenance being laid to paving. A gate at the rear provides access to a park area.

The property is situated within walking distance of the sought-after County town of Dorchester which enjoys a range of shops, bars, cafes, restaurants with well renowned schools and a county hospital. The area is further enhanced by the Brewery Square complex boasting a range of boutique shops, bars, cafes, restaurants, fitness centre and a cinema overlooking the fountains in the square. Dorchester South mainline train station, with routes to Bristol Temple Meads and London Waterloo, is also within close proximity.

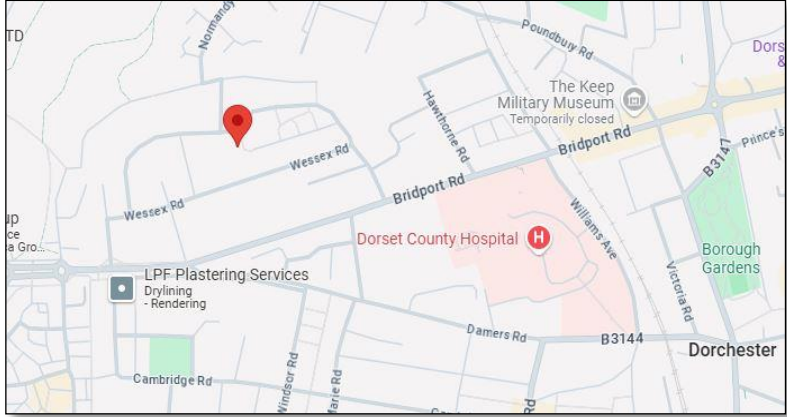
For more information, or to make an appointment to view this property, please contact Austin Estate Agents.



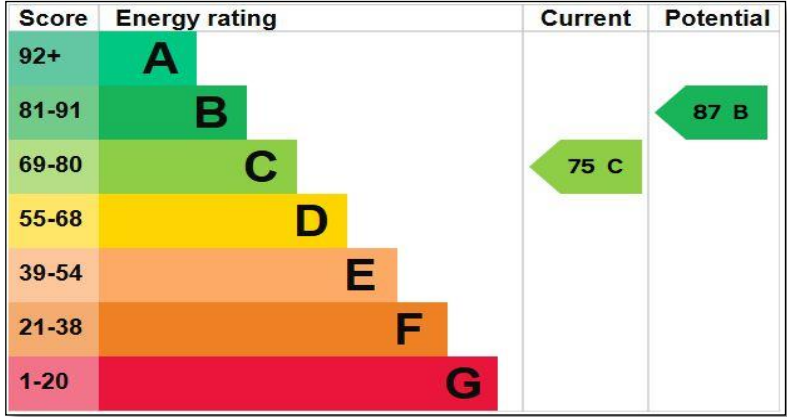
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: C      TENURE: Freehold**

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**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.