



Dorchester, DT1

Offers Over £280,000

## Dorchester, DT1

- Two Bedroom Character House
- Modern Bathroom
- Southerly Aspect Garden
- Local To Hospital, Town and Shops
- High Ceilings
- Feature Fireplaces
- Bay Fronted
- Well Presented Throughout

This beautiful two double bedroom mid Victorian terrace is located within close proximity to local amenities, Dorset County Hospital, popular schools and considered to be within walking distance to Dorchester town centre. Must be viewed to appreciate what is on offer.

### Entrance Hall

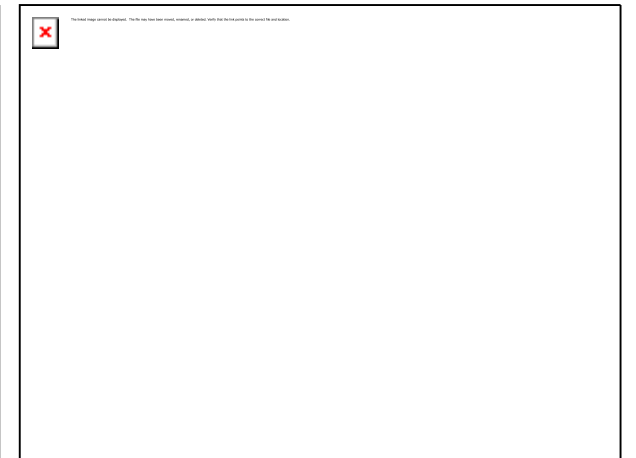
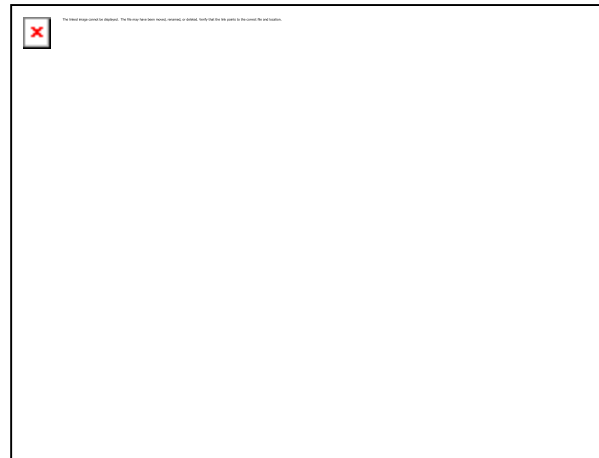
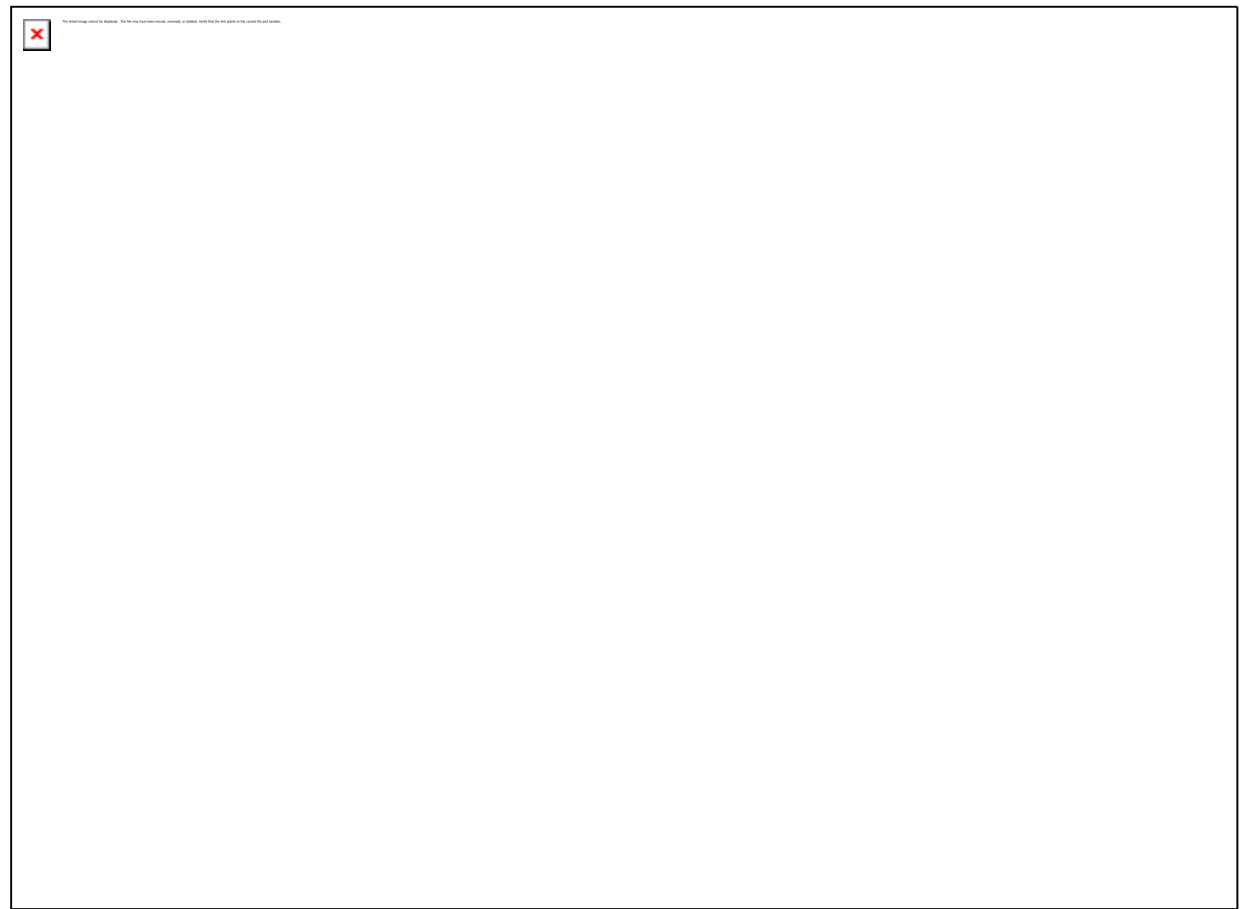
UPVC door leads to the hall which has tiled flooring.

### Sitting Room

Front aspect uPVC bay window, central feature of the room is a multi-burner with wooden mantle and wood and brick surround, television and telephone point, radiator.

### Dining Area

Rear aspect uPVC double glazed window, understairs storage, radiator, powerpoint and wooden flooring leading to the entrance hall.



## Kitchen

Range of wall and base units with wooden work surface over, one and a half bowl sink with drainer and mixer tap over, window facing the utility lean-to, space for fridge freezer, electric oven with four point electric hob and extractor hood over, wooden floor, powerpoints.

## Utility Room

Door accessing the rear garden, Belfast sink, space and plumbing for washing machine/tumble dryer, further space for fridge/freezer.

## First Floor Landing

Providing access to the following rooms:

## Master Bedroom

Front aspect uPVC double glazed bay window, with a further front aspect window, iron feature fireplace, light fittings, TV, telephone and power points.

## Bedroom Two

Small double or large single room with space for wardrobes and chest of drawers, with rear aspect uPVC double glazed window overlooking the rear garden.

## Bathroom

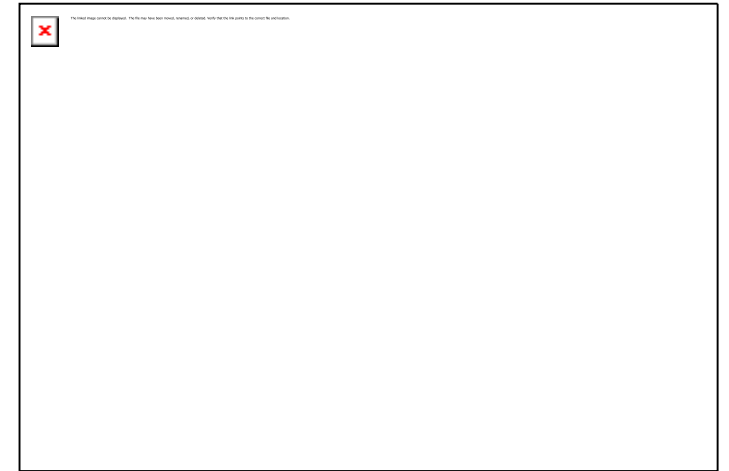
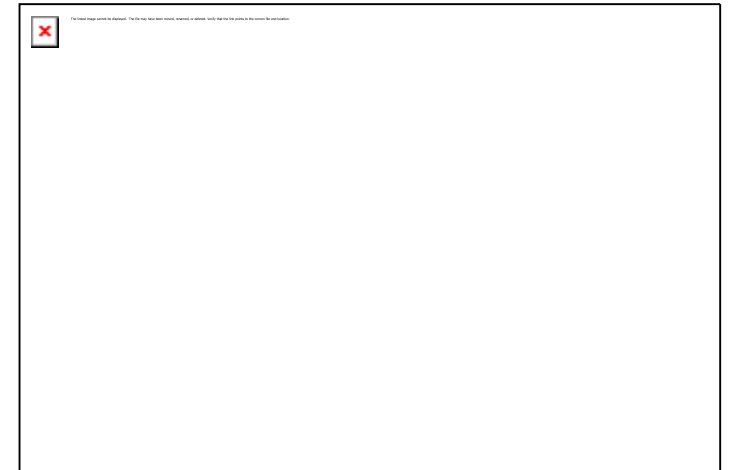
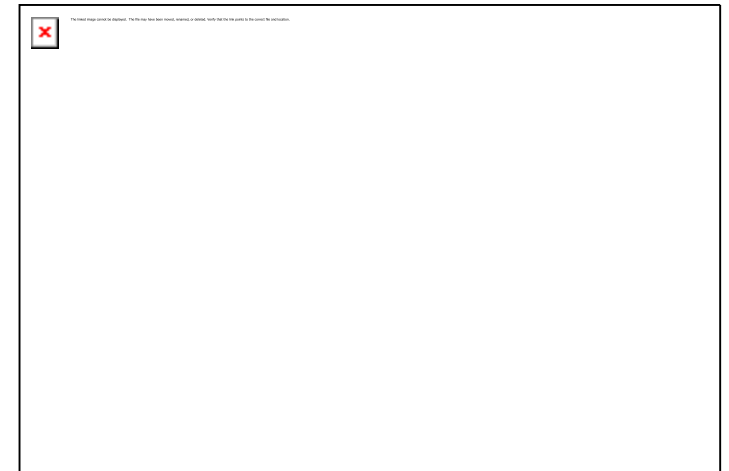
Low level WC, modern squared wooden panel bath with shower attachment over, glass shower screen, modern wash hand basin with mixer tap over and vanity storage above, heated towel rail, uPVC window, airing cupboard, partly tiled with wooden flooring.

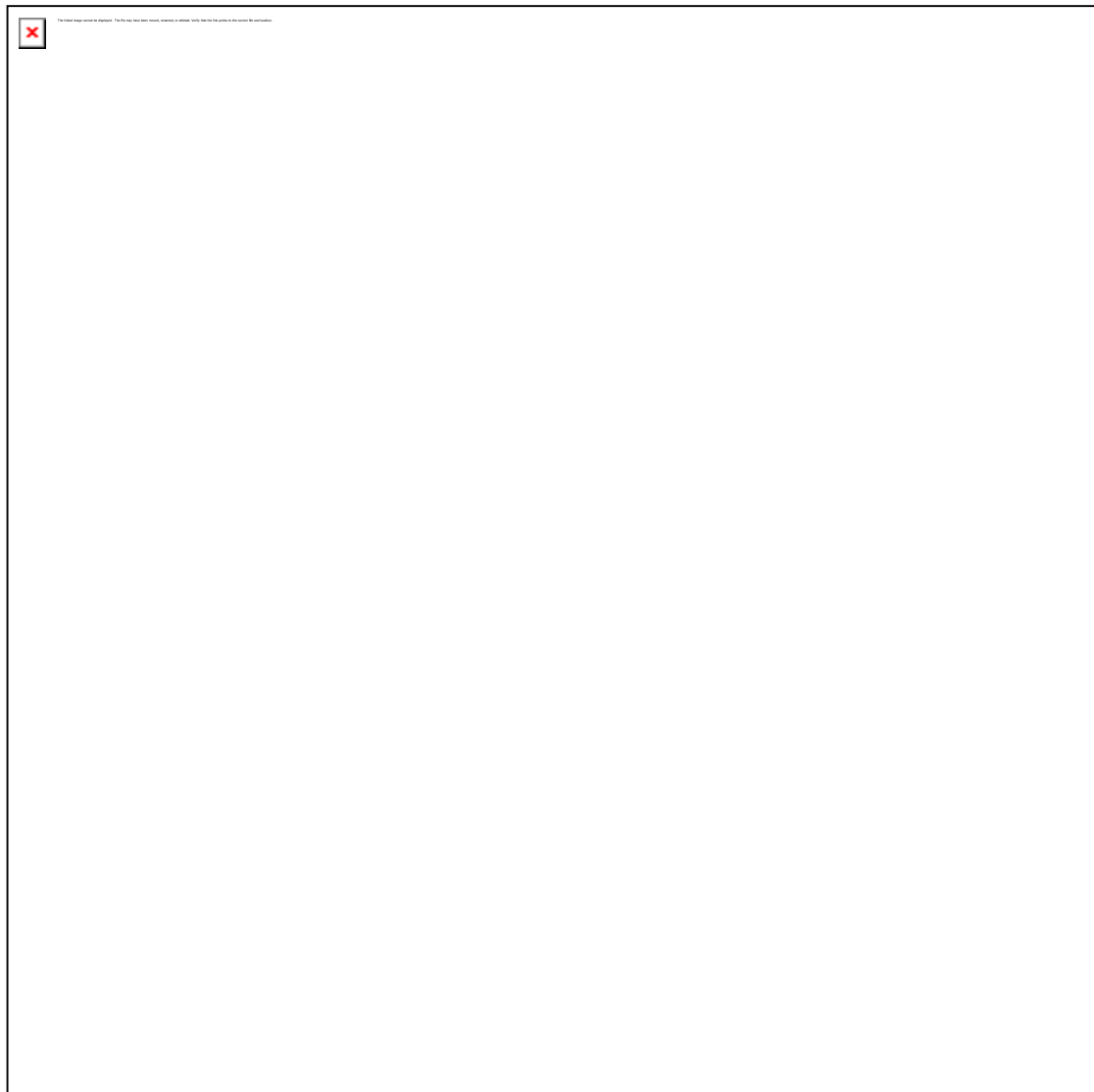
## Rear Garden

Mostly laid to lawn with decking area at the back housing a large shed and rear access to walkway behind property. A variety of mature shrubs and plants and a patio area leading to the utility lean-to.

## EPC

Rating E



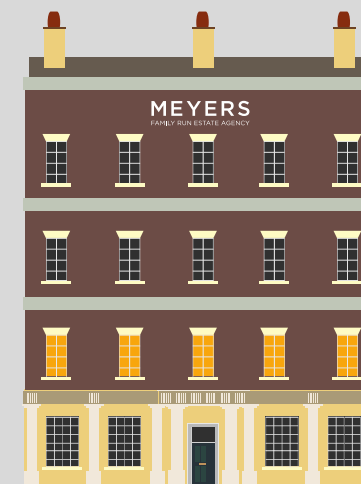


#### Directions

From Dorchester. From Top O Town roundabout head west up Bridport Road. At traffic lights turn left onto Williams Avenue. At traffic lights turn right onto Damers Road. Take the next turning on your left onto Maud Road. Take the next turning on your left onto Dagmar Road.

#### Lettings Office Open

Meyers Estate Agents have a highly successful letting department, which includes management at competitive fees and valuable service levels. If you require a rental valuation or further information please call us today on 01305 236248



**01305 259436**

**info@meyersstates.com**

1 Queen Mother Square  
Poundbury, Dorset, DT1 3BL

**Request an *instant* property valuation at:  
[www.meyersstates.com](http://www.meyersstates.com)**

**Sales**

**Lettings**

**Mortgages**