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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



44 44 High Street

Dorchester DT1 1LB

Offers over £260,000

- Two Double Bedrooms
- Period Property
- No Forward Chain
- Rear Courtyard (with gated access via footpath)
- Two Reception Rooms

Description

A beautifully presented character two double bedroom Victorian house with plenty of light and space.

Directions

From the Top of Town roundabout head East onto High West Street. Turn right onto High Street, Fordington. Take a slight right to stay on High Street. The property will be on the right hand side.

Entrance Hall

Front aspect double glazed door, front aspect opaque window, original Purbeck flagstone floor, stairs to first floor, smoke alarm, meter cupboard, wall light, radiator, glazed door through to sitting room.

Sitting Room

Feature fireplace with exposed brick work mantle and flag stone half with multi-fuel wood burner, coved ceiling, engineered hardwood floor, radiator, under stairs storage area, arch way opening to kitchen.

Dining Room

Front aspect double glazed window, coved ceiling, engineered hardwood floor, television point.

Kitchen

Custom built kitchen with range of wall and base units and work top over, ceramic bowl drainer with swan neck mixer, built in fridge, built in freezer, built in dishwasher, space for 5 ring range, chrome extractor hood over, double glazed glass roof, rear aspect double glazed door, rear aspect double glazed window, ceramic tiled floor, heated towel rail.

Utility Cupboard

Wall mounted gas combination boiler, space and plumbing for washing machine, wall light, tiled floor.

Bathroom

Bath with chrome taps, main fed chrome shower, pedestal hand wash basin with chrome mixer, low level WC, heated towel rail, half tiled walls, rear aspect double glazed window, double glazed roof, wall lights, ceramic tiled floor.

Landing

Rear aspect double glazed window, loft hatch, stairs to ground floor, telephone point.

Master Bedroom

Front aspect double glazed windows, radiator, original wooden floor, coved ceiling.

Bedroom Two

Rear aspect double glazed window, feature fireplace with cast iron fire, coved ceiling, radiator.

Courtyard Garden

Southerly aspect, enclosed by fencing, laid to paving and shingle with flower and shrub borders, rear access.



High Street, Fordington, Dorchester

Approximate Area = 797 sq ft / 74 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential), 6th edition 2014. Produced for Meyers Estates. REF: 1192474

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