



Cattistock Road  
Maiden newton  
DT2

## Summary of Features

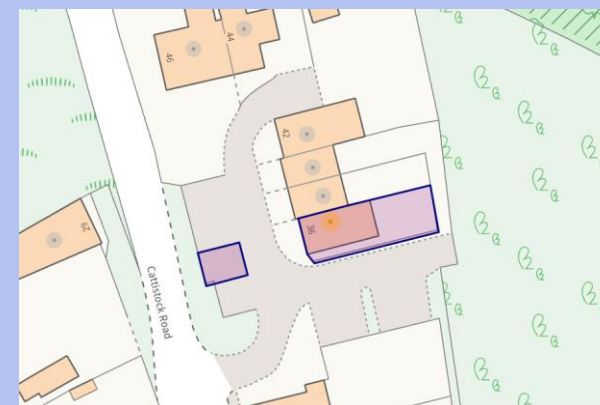
- > Three bedroom family home
- > Two reception rooms
- > Utility room
- > Landscaped rear garden
- > Two allocated off road parking spaces
- > Popular village with amenities, school and transport links
- > Walking distance to village pub and train station

**£325,000**

**Freehold**



An extended three bedroom end of terrace family home with two reception rooms, conservatory, kitchen with utility area and two off road parking spaces. The property is within walking distance of the village pub and surrounding countryside walks



For Guidance Only



The village of Maiden Newton is located approximately 7 miles northwest of the county town of Dorchester and offers local amenities including a petrol station with built in convenience store, a hardware store and local village shop. There is a doctor's surgery, village church and village hall which offers a variety of activities. The village also has a train station which leads to either Dorchester and Weymouth or to Bath and Bristol Temple Meads and a regular bus service leading to the county town of Dorchester.

This three bedroom extended end of terrace family home located within the popular village of Maiden Newton. The property has good accommodation throughout including kitchen/breakfast room, two reception rooms and further conservatory, three bedrooms, rear garden and allocated parking. The property is located within walking distance to public transport links, local convenience store, cafe, restaurant and petrol station.

### MATERIAL INFORMATION FOR BUYERS

**Council Tax:** Band C

**Services:** Electric

**Approx Dates / Ages**

**Property Age:** Built in 1991-1995

**Parking:** Two Allocated Off road spaces

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

# Cattistock Road, Maiden Newton, Dorchester

Approximate Area = 1052 sq ft / 97.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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