

1 Queen Mother Square, Poundbury, Dorchester, DT1 3BL

Tel: 01305 259436

Email: info@meyersestates.com

www.meyersestates.com

Online Dorset Estate Agency



MEYERS
FAMILY RUN ESTATE AGENCY



Dorchester Dorset

Offers Over £260,000

- Extended Semi Detached Family Home
- In Need of Modernisation
- Garage with Power and Lighting
- Three Bedrooms
- Two Reception Rooms
- Front and Rear Gardens

Description

This extended three bedroom semi detached family home in need of modernisation is located overlooking a communal green in a popular residential area of Castle Park. The property offers good size accommodation including two reception rooms, separate kitchen, three bedrooms and family bathroom. Outside there is a landscaped rear garden, parking and garage. This property is offered with no forward chain and must be viewed to appreciate it's full potential.

Entrance Hall

Front aspect double glazed entrance door, controls for warm air heating system, stairs to first floor landing with under stairs storage cupboard, telephone point.

Lounge/Dining Room 22' 5" max. x 10' 4" max. (6.83m x 3.15m)

Front aspect double glazed window, rear aspect double glazed sliding doors leading to dining room, coved ceiling, wall lights, serving hatch to kitchen from dining area, feature stone fireplace with free standing electric fire, television point.

Dining Room 15' 11" x 9' 11" (4.85m x 3.02m)

Rear aspect double glazed sliding patio door to rear garden, side and rear aspect double glazed windows, wall mounted gas fired heater, serving hatch to kitchen, television point, exposed parquet flooring.

Kitchen 8' 9" x 7' 9" (2.66m x 2.36m)

Range of wall and base units with roll top works surface over, one bowl sink drainer with mixer tap, space for cooker, space for fridge/freezer, space and plumbing for washing machine, built in larder cupboard, tiled splash backs, side aspect double glazed window, side aspect double glazed door providing pedestrian side access.

First Floor Landing

Side aspect double glazed window, loft access, airing cupboard housing hot water cylinder with fitted shelving, stairs to ground floor.

Bedroom One 11' 6" x 8' 10" (3.50m x 2.69m)

Front aspect double glazed window overlooking communal green, built in wardrobes, television point.

Bedroom Two 9' 5" x 8' 6" (2.87m x 2.59m)

Rear aspect double glazed window, fitted mirror sliding door wardrobes.

Bedroom Three 7' 10" x 7' 5" (2.39m x 2.26m)

Front aspect double glazed window overlooking communal green, fitted double door wardrobe.

Bathroom 6' 10" x 5' 6" (2.08m x 1.68m)

Suite comprising panel bath with mixer tap and overhead shower attachment, pedestal wash hand basin, low level W.C., part tiled walls, electric heated towel rail, shaver point, rear aspect double glazed opaque window.

Front Garden

Pathway leading to entrance hall, lawn area to side, gravel border, gated pathway to side of property leading to rear garden and garage.

Rear Garden

Initial hard standing seating area currently laid to artificial grass, steps up to lawn area with various flower and shrub borders, steps and pathway leading to pedestrian door to garage.

Garage

Electric up and over door, power and lighting, rear aspect pedestrian door leading to garden.

EPC

Rating D

Directions

From Dorchester, from Top O' Town roundabout head south on Albert Road/B3147 towards Prince's Street, continue to follow B3147, turn right onto Weymouth Avenue/B3147, turn right onto Maiden Castle Road, turn left onto Celtic Crescent, turn right onto Hutchins Close, turn right to stay on Hutchins Close, turn left, the property will be on your right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62017

Meyers are recommendation based estate agents with a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. We happily cover Dorchester, Weymouth, Portland, Blandford, Poole, Bournemouth, Wool, Wareham, Sherborne, Yeovil, Bridport and the countryside in between, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Professional and Drone Photography, London Marketing Exhibitions, Independent Financial Advice and the conveyancers to help you move. Call us today FREEPHONE on 0800 8499256 for help selling your house today.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Meyers Estate Agents.