



RED HOUSE  
ESTATE & LETTING AGENTS

PORTLAND - 01305 824455  
WEYMOUTH - 01305 824455

# Hawthorn Close, Dorchester

£197,500

1 1 1



### **Entrance Porch**

A useful area to store coats and shoes. A door leads to the sitting room.

### **Sitting Room - 12' 4" x 10' 9" (3.77m x 3.27m)**

The sitting room has a double glazed window to the front aspect and stairs which lead to the first floor. An opening leads to the kitchen. There is a radiator, a ceiling light point and a television point. A flame effect electric fire provides a nice focal feature.

### **Kitchen - 12' 4" x 6' 4" (3.77m x 1.94m)**

The kitchen is fitted with a good selection of modern wall and base units with drawers and work surfaces above. There is a built in oven and hob with extractor fan above, an inset stainless steel sink with mixer tap and a radiator. Space is available for a washing machine and fridge/freezer.

### **Landing**

Double doors open to a good size cupboard, there is further storage above the stairs and a cupboard which houses the gas fired combination boiler. Doors lead to the bedroom and shower room.

### **Bedroom - 11' 1" x 9' 0" (3.38m x 2.75m)**

A comfortable double room with a fitted wardrobe. There is a double glazed window to the front, a radiator and a ceiling light point.

### **Bathroom**

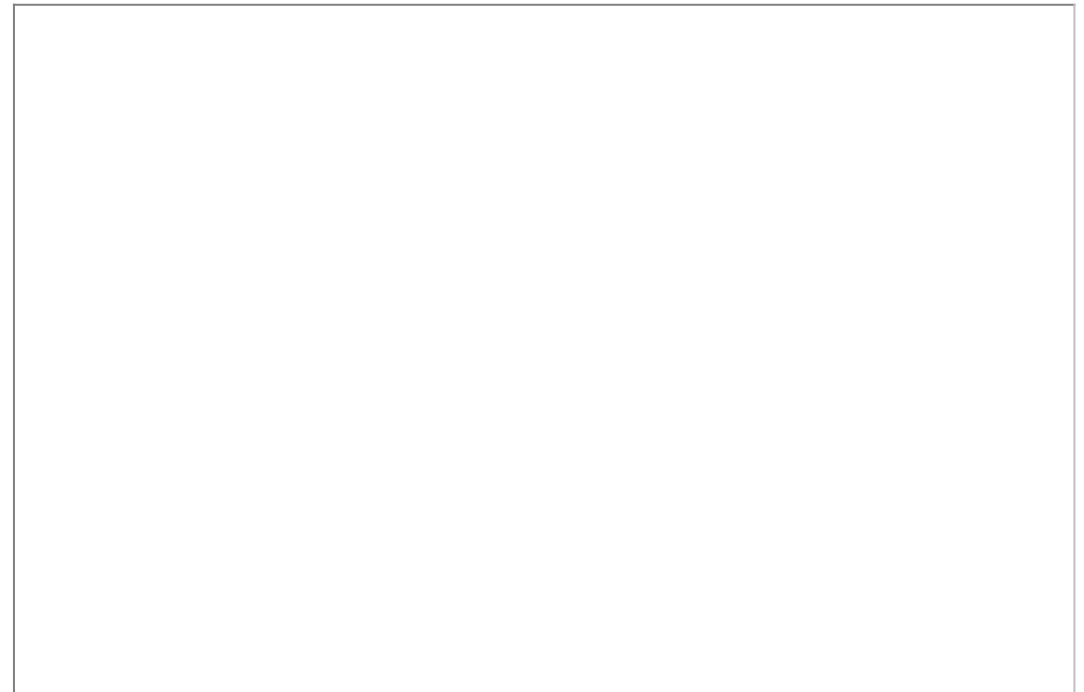
Fitted with a modern white suite including a panel enclosed bath with thermostatically controlled shower above, a pedestal wash basin and a low level WC. There is an enclosed ceiling light and an extractor fan.

### **Outside**

Prior to entering the property there is an outside storage cupboard which has a radiator in it, whilst opposite there is an allocated parking space.

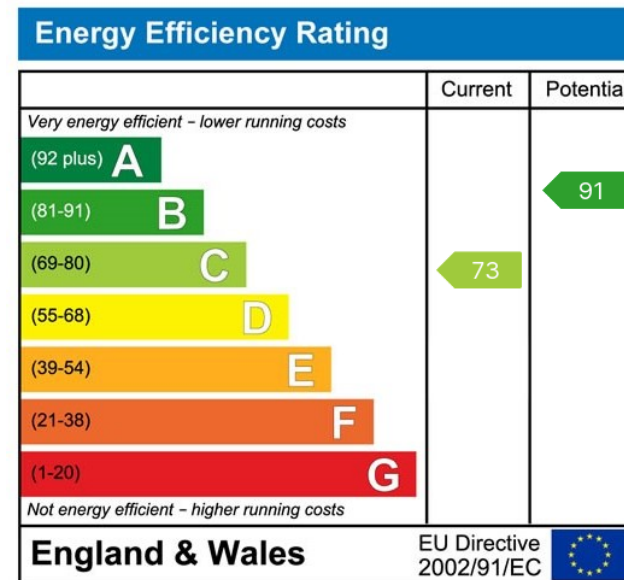
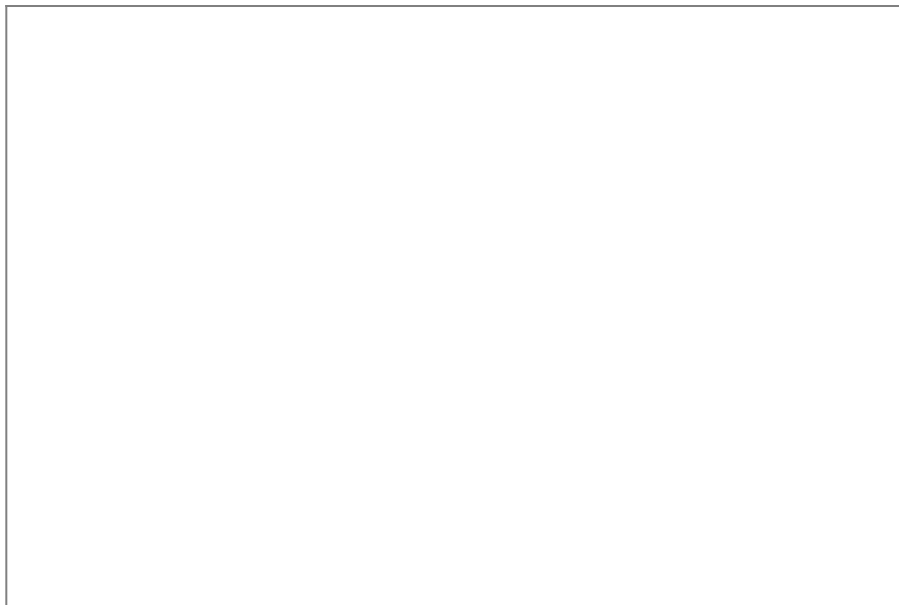
### **Lifestyle**

Hawthorn close is within walking distance of the town centre with all





- One Double Bedroom
- Freehold House
- Close To Dorset County Hospital
- Walking Distance To Dorchester Town Centre
- EPC C
- Council Tax Band A



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**IMPORTANT NOTE**

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.

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