



**38 GREAT WESTERN ROAD**

Dorchester, DT1 1UF

**Price £300,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An opportunity to purchase the freehold interest in this property which is currently arranged as two flats. The property is situated in a unique location along Bowling Alley Walk, one of Dorchester's oldest walks tree lined walks, and benefits from no passing traffic. There is currently planning granted to change the property to a three bedroom home. The current council tax band is A for both flats and the EPC rating is G for both flats. An early viewing is recommended to fully appreciate the potential of this property.

## Situation

The property is situated in an excellent location in the heart of the county town of Dorchester which is steeped in history and has several museums and places of interest. There are a selection of independent shops restaurants and coffee shops, two cinemas and excellent transport links to London Waterloo and Bristol Teample Meads

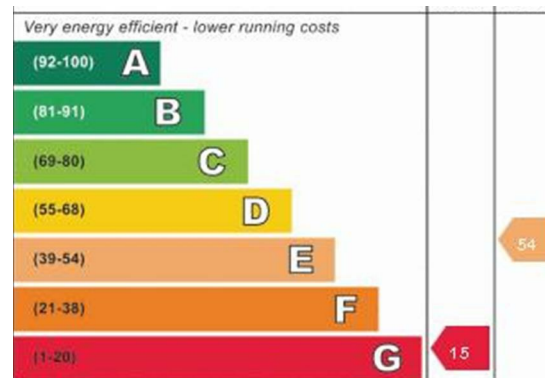
## The local area

## Local Authority

Dorset Council Tax Band: A  
 Tenure: Freehold  
 EPC Rating: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F		8	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

The property is approached along Bowling Alley Walk and there is a path to the front door.

The Ground Floor is currently arranged as a one bedroom flat. To the side of the property is the front door of the flat which leads to the entrance hall which has a tiled floor which extends to the rest of the flat. There is a good size Sitting Room and Kitchen/Breakfast Room with a range of hi gloss wall and base cabinets, fitted electric oven, hob and separate fridge and freezer. A window from the side gives natural light. The bedroom is a double with a feature fire surround and a window to the front. There is a shower room with an enclosed shower cubicle, close coupled WC and wash hand basin. Outside is a courtyard garden. The flat is approx 55sq meters

Sitting Room 14' 4" x 11' 10" (4.26m x 3.35m)

Kitchen/Breakfast Room 13' 2" x 8' (3.96m x 2.43m)

Bedroom 12'4" x 11' 10" (3.65m x 3.35m)

The second floor is currently arranged as a two bedroom flat. The flat is entered at the front of the property, an entrance hall with stairs rising to the first floor. There is a sitting room with a bay window to the front. The Kitchen/Breakfast room has a range of hi gloss wall and base cabinets with a fitted electric oven, hob and separate fridge and freezer. There is room for a small table and there is a window to the side. The main bedroom is a double with built in wardrobes and a bay window to the front. The second bedroom also has a window to the front and a built in cupboard. The shower room as an enclosed cubicle, close coupled WC and wash hand basin. The flat is approx 56sq meters

Sitting Room 14' 4" x 11' 10" (4.26m x 3.35m)

Kitchen/Breakfast Room 13' 2" x 8' (3.96m x 2.43m)

Bedroom 1 12' 6" x 10' 5" (3.65m x 3.98m)

Bedroom 2 8' 4" max x 7' 8" (2.43m max x 2.13m)

## Useful Information

Mains electricity, water and drainage are connected to the property. On street parking permits are available to purchase from the local authority.



For illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent Copyright - Mayfair Town & Country Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

