



DAGMAR ROAD

Dorchester, DT1 2NA

Price Guide £475,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Do not miss your opportunity to view this spacious five/six bedroom double fronted victorian property situated in a most convenient position in Dorchester. The property has flexible accommodation over three floors and has the potential for an annexe, to provide an income as it has for the current owner for the last 5 years or will lend itself to multi generational living for the growing family.

Situation

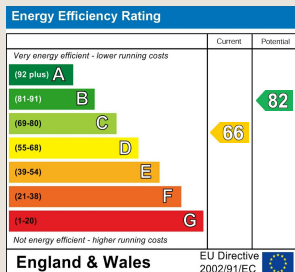
Dagmar Road is situated in a convenient location close to Dorset County Hospital and within a short walk to Dorchester town centre with it's many places of interest, independent shops, restaurants and coffee shops. There are excellent transport links nearby to both London Waterloo and Bristol Temple Meads. The modern development at Brewery Square is also close by with an excellent choice of places to eat and drink. There are also two cinemas in the town as well as a number of museums.

The local area

The county town of Dorchester is set in beautiful rolling Dorset countryside and there are many lovely walks nearby as well as cycle routes. The stunning Jurassic Coast is also nearby which is now a UNSESCO world heritage site.

Local Authority

Dorset Council Council Tax Band: D
 Tenure: Freehold
 EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Steps lead to the front door and once inside there is a tiled vestibule leading to the entrance hall with stripped floorboards and a return staircase to the first floor. A further staircase leads to the basement accommodation.

Sitting Room

The sitting room has the feature of wooden fire surround with a wood burning stove. This cosy room has natural light is supplied by a window to the front.

Dining Room

Across the hallway is the dining room which also has a feature fire surround with a gas point. The chimney breast has exposed brickwork and there is a bay window to the front.

Kitchen

A door from the dining room leads to the kitchen which has a range of modern wall and base cabinets with a worksurface incorporating a one and a half bowl stainless steel sink unit. A four ring gas hob with extractor above and an electric fan assisted oven are fitted whilst there is space and plumbing for a washing machine and further space for a side by side fridge and freezer. A window overlooks the rear garden.

Study/ Reception Room

The additional reception room would make an ideal study office and is currently used as a bedroom. There are stripped floorboards and a window overlooks the rear garden.

Bedroom 1

From the first floor landing there are three bedrooms and a bathroom. Bedroom One has twin windows to the front and has a range of fitted wardrobes.

Bedroom 2

Bedroom Two also has a window to the front and a fitted wardrobe to the chimney breast.

Bedroom 3

Bedroom 3 is at the rear of the house with a built in airing cupboard housing the hot water cylinder. A window overlooks the rear garden.

Bathroom

The bathroom has a suite comprising a corner bath with a separate MIRA shower above and a shower screen, pedestal wash hand basin, bidet and low flush WC. The walls are part tiled and part wood panelled walls and an obscure glazed window to the rear.

Basement Lobby

Stairs lead down from the entrance hall to the basement lobby area giving access to the rear garden.

Bedroom 4

This is a double bedroom with a feature period fireplace and a window to the front.

Bedroom 5

Also a double room and with a window to the front and a cupboard housing the electric and gas meters.

Kitchen Area

The kitchen area has a stainless steel sink unit with a double cupboard under. There is space for a range style cooker further space for a fridge freezer and space and plumbing for a washing machine. A Worcester wall mounted central heating boiler serves the whole house. A window to the rear gives natural light.

Shower Room

The shower room has a large walk in shower, close coupled WC and a wash hand basin with ornate taps and a polished wooden surround. There is a tiled floor and a heated towel rail.

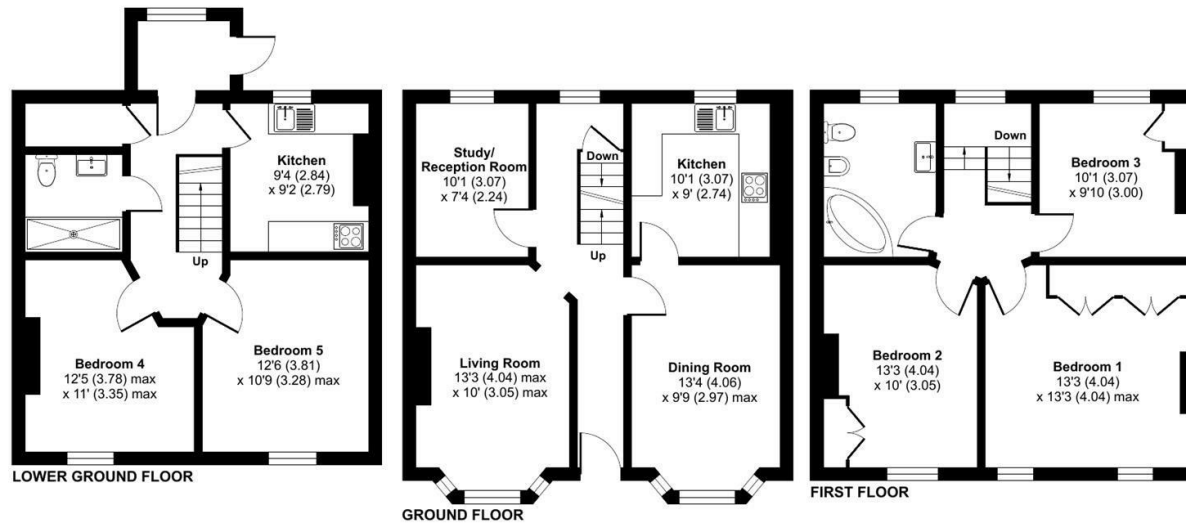
Outside

To the front of the house is off road parking for one car. To the side of the house is a shared pathway and a side gate to the rear garden which is laid to loose slate with a paved patio area. The garden is enclosed by brick wall and timber fencing.

Dagmar Road, Dorchester, DT1

Approximate Area = 1678 sq ft / 155.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 1042646



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

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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)

