



LOUISE ROAD

Dorchester, DT1 2LU

Price Guide £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious 3 bedroom semi detached house with a large rear garden and driveway offering ample parking. Accommodation comprises, 2 spacious reception rooms, conservatory, kitchen, 2 double bedrooms and a further single bedroom and a family bathroom. Ideally located close to Dorchester County Hospital and the town centre.

Situation

The Local Area*
Dorchester South Train Station - 0.8 miles
Jurassic Coast - 7.9 miles
West Bay - 15.9 miles

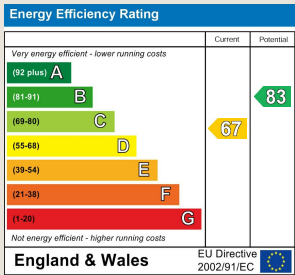
*All distances are approximate and sourced from Google Maps

The local area

Louise Road is situated in a convenient location, being 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.

Local Authority

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



PROPERTY DESCRIPTION

Entrance Hall

Doors lead off the entrance hall to ground floor rooms, stairs rise to first floor landing.

Sitting Room

uPVC double glazed window to the front, fireplace and hearth, radiator.

Kitchen

Fitted kitchen units, integrated electric oven, four burner gas hob, space for fridge freezer, sink in work surface with tap over, wall mounted cupboards, window to the side.

Reception Room

uPVC double glazed window looks onto conservatory, radiator.

Conservatory

uPVC double glazed windows to the rear overlooks garden, uPVC double glazed door to the rear, built in cupboards, door to WC.

Ground Floor WC

Low level WC, walk in shower with shower tap arrangement above, window to the side.

First floor landing

Doors lead off the landing to first floor rooms. Access to loft space with ladder and light.

Bedroom One

Double bedroom, window to the front, built in wardrobes.

Bedroom Two

Double bedroom, window to the rear, built in wardrobes, radiator.

Bedroom Three

Window to the rear, built in wardrobes, radiator, and water storage tank.

Bathroom

Pannelled bath, wall mounted shower tap arrangement over, shower rail with shower curtain, low level WC, wall mounted sink.

Outside

There are 2 off street parking spaces at the front of the property. Private tarmac walk way gives access around the side of the property to the rear garden. The rear garden has a paved patio terraces, the rear of the garden is laid to grass, pathway leads to two large garden sheds. Area to store bins.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water
- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Louise Road, Dorchester, DT1

Approximate Area = 1102 sq ft / 102.3 sq m
 Garage = 172 sq ft / 15.9 sq m
 Total = 1274 sq ft / 118.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mayfair Town & Country. REF: 1227555



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

01305 269200

dorchester@mayfairproperties.net

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)

