



6 DUKES AVENUE

Dorchester, DT1 1EN

Price Guide £295,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A 3 bedroom mid terrace character home in a popular location in the heart of Dorchester. Accommodation comprises, living/dining room, kitchen, ground floor bathroom and a courtyard garden to the rear, on the first floor are 2 good size bedrooms with a further bedroom on the second floor.

Situation

Fordington is a suburb of Dorchester and has a genuine village feel to it with a green, church and many period and historic properties. Dorchester town centre is a short walk away with its range of independent shops, cinemas, museums and places of interest. There are excellent transport links to London Waterloo and Bristol Temple Mead stations.

The local area

The county town of Dorchester is set amongst beautiful rolling Dorset countryside with many fine walks and cycling routes to explore. The stunning Jurassic coast, which is now a UNESCO world heritage site is also within 12 miles.

Local Authority

Dorset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Entrance Hall

Radiator

Living /Dining Room

A good sized room with exposed timber flooring, fireplace with ornate gas fire ,2 radiators and understairs cupboard.

Kitchen

Range of cupboards and drawers, plumbing for washing machine, sink unit, skylight and door to gardens.

Bathroom

Shower cubicle, hand basin ,low level w/c and 2 radiators.

First Floor

Landing

Bedroom One

Shelving and radiator.

Bedroom Two

2 cupboards and radiator.

Second Floor

Bedroom Three

Radiator, storage and exposed timber flooring.

Outside

Garden

Terrace garden which is walled and fenced.

Material information:

Additional information not previously mentioned

- Mains electric, gas , water and drainage.
- Gas Central Heating
- 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

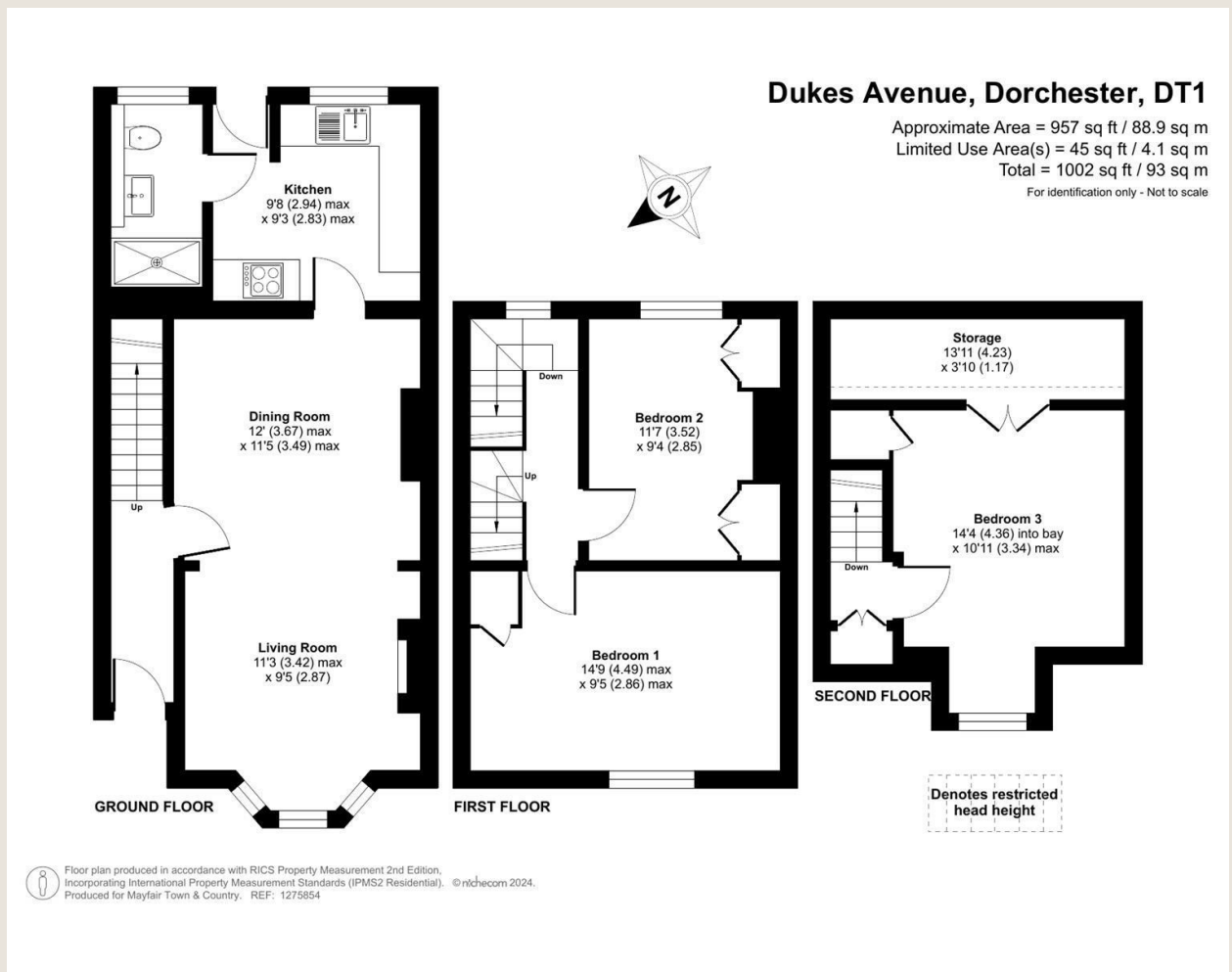
Ofcom checkers below:

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



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)

