



17 CAMDEN WAY

Dorchester, DT1 2RA

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the popular area of Castle Park, Dorchester, this delightful terraced house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The front and rear gardens provide lovely outdoor spaces, perfect for enjoying the fresh air, gardening, or simply relaxing in the sun. For those with vehicles, the property boasts a garage and parking space.

Situation

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

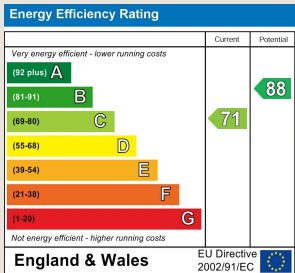
*All distances are approximate and sourced from Google Maps

The local area

Situated within the desirable location of Castle Park, this property is within a short distance from Dorchester Town Centre and all the local amenities it has to offer. It is also superbly located for nearby highly regarded schools, and offers convenient accessibility to Dorset County Hospital, and Dorchester South Train Station.

Local Authority

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



PROPERTY DESCRIPTION

Porch

Hall

Radiator

Living /Dining Room

A superb light and spacious room with laminate timber effect floor,2 radiators ,fireplace with electric fire, deep cupboard and doors to conservatory.

Kitchen

Fitted oven, hob and extractor, tiled floor, plumbing for washing machine, good range of cupboards and drawers, splashbacks and worktops .Door to conservatory.

Conservatory

Doors to rear.

First Floor

Landing

Airing cupboard with gas fired boiler.

Bedroom One

Views over town, radiator.

Bedroom Two

Wardrobes and radiator.

Bedroom Three

Radiator

Bathroom

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

Outside

Single garage and parking space.

Gardens

The gardens have been designed for easy maintenance and comprise:

The front garden has gravelled beds ,variety of young trees and shrubs.

The rear gardens have a pathway to the garage and parking, paved terrace ,gravelled areas and a variety of shrubs.

Material Information_

Additional information not previously mentioned

- Mains electric, gas, water and drainage
- Gas fired 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

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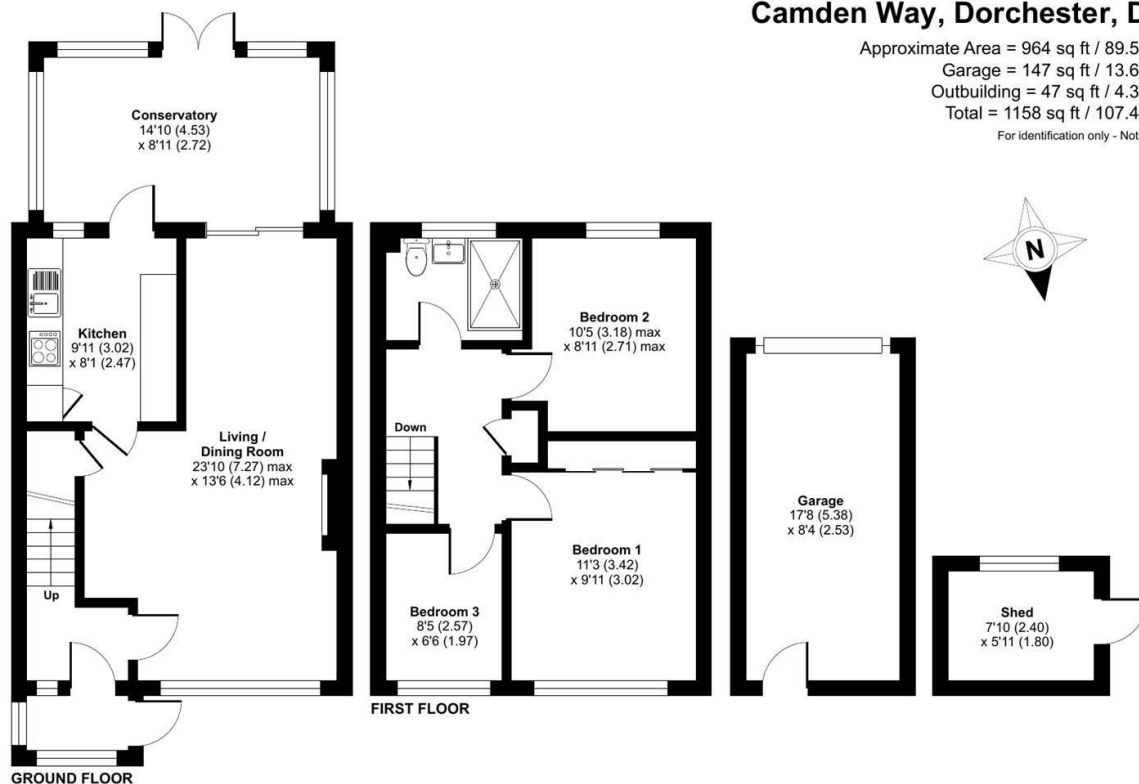
Approximate Area = 964 sq ft / 89.5 sq m

Garage = 147 sq ft / 13.6 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1158 sq ft / 107.4 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: 1279545



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

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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)

