



7 MAUMBURY SQUARE

Dorchester, DT1 1TY

OIEO £385,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A spacious four-bedroom town house centrally located in Dorchester, just a few moments' walk from the exclusive Brewery Square development and Dorchester South Train Station with the mainline to London. Accommodation in brief comprises four good size bedrooms to include master with ensuite, kitchen with separate utility, large lounge, and a good size conservatory.

## Situation

Maumbury Square is located just a few minutes' walk from the local amenities in Dorchester Town Centre and also a few moments' walk from the exclusive Brewery Square development with its eclectic mix of boutique shops, restaurants and Dorchester South Train Station with the mainline to London.

## The local area\*

0.2 miles – Dorchester South Train Station (mainline to London)

0.6 miles – Dorset County Hospital

0.4 miles – Dorchester Town Centre

\* Distances are approximate & sourced from Google Maps

## Local Authority

Dorset Council. Council Tax Band: D.

EPC Rating: C.

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

**01305 269200**

[DORCHESTER@MAYFAIRPROPERTIES.NET](mailto:DORCHESTER@MAYFAIRPROPERTIES.NET)



# PROPERTY DESCRIPTION

## Entrance Hall

Doors to all principal rooms, stairs to upper floors, storage cupboard

## Bedroom One 12' 8" x 9' 8" (3.86m x 2.94m)

Double glazed front aspect window

## Kitchen/Dining Room 15' 0" x 14' 7" (4.57m x 4.44m)

Double glazed rear aspect window, modern fitted kitchen with a good range of wall and base units, integrated double oven with a 4-ring gas hob and extractor over. Space and plumbing for a dishwasher, space for fridge/freezer and space for table and chairs. Rear door leading to the conservatory and additional door to Utility.

## Utility Room 6' 5" x 4' 9" (1.95m x 1.45m)

Double glazed rear aspect window, space and plumbing for washing machine and tumble dryer, further cupboards with worktops.

## Shower Room

Low level WC, wash hand basin and shower cubicle.

## Conservatory 15' x 6' 10"

A large conservatory with rear and side doors leading to the garden.

## Stairs to first floor landing

## Cloakroom

Low level WC and wash hand basin

## Lounge 21' 5" x 10' 7" (6.52m x 3.22m)

Double glazed rear aspect window and double opening doors with Juliette balcony to the front.

## Bedroom Two 10' 8" x 8' 2" (3.25m x 2.49m)

Double glazed rear aspect window fitted wardrobe.

## Stairs to second floor landing

Door to airing cupboard

## Bedroom Three 10' 8" x 8' 7" (3.25m x 2.61m)

Double glazed front aspect window built in wardrobe.

## Bedroom Four 10' 8" x 7' 7" (3.25m x 2.31m)

Double glazed rear aspect window, built in wardrobe and door to ensuite

## En-suite

Double glazed rear aspect window, low level WC, wash hand basin and enclosed shower.

## Family Bathroom

Panelled bath, low level WC and pedestal wash hand basin.

## Rear Garden

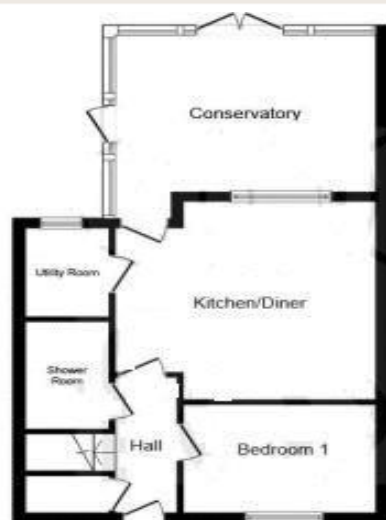
A delightful low maintenance rear garden with gravel and patio areas complimented by the mature shrubs and planting.

## Additional Information

There is an additional charge of approximately £30 per month for the maintenance of the communal areas.

Parking is available for two cars

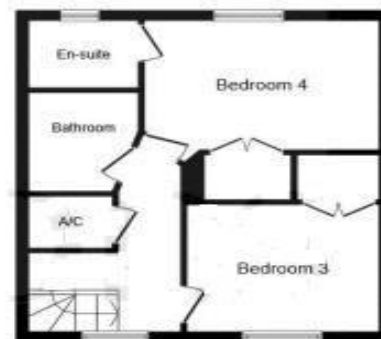
# FLOOR PLAN



**Ground Floor**





**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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 applied and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation 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 - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

