



**Connells**

Bathsheba Terrace  
Dorchester

### Property Description

Situated in the ever-popular and historic town of Dorchester, this two-bedroom mid-terraced home offers comfortable modern living with excellent access to local amenities, transport links and green spaces.

The ground floor features a bright and welcoming living/dining room, providing a versatile space ideal for both relaxation and entertaining. The fitted kitchen is equipped with a range of wall and base units, an integrated hob and oven and the gas central heating boiler. A convenient cloakroom completes the downstairs accommodation.

Upstairs, the property offers two double bedrooms along with a well-appointed family bathroom. Externally, the home benefits from an allocated parking space and a delightful rear garden. The garden includes a patio area perfect for alfresco dining, a lawned section, and a patio pathway leading to the rear gate.

This property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located home in a thriving Dorset town.

### Ground Floor

#### Entrance Hall

The double glazed front door leads into the entrance hall with a radiator, stairs to the first floor and doors to the open plan lounge / dining room, the kitchen and the cloakroom.

#### Open Plan Lounge / Dining Room

A door from the entrance hall leads into the open plan lounge / dining room with a radiator, a fireplace surround, a double glazed window to the rear aspect and a pair of double glazed french doors that lead onto the rear garden.

#### Kitchen

A door from the entrance hall leads into the kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an integrated electric oven and hob with a cookerhood over, space for a fridge freezer, the central heating boiler and a double glazed window to the front aspect.

#### Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.



## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with an airing cupboard, access to the loft and doors to leading to the bathroom and the two bedrooms.

### Bedroom 1

A door from the first floor landing leads into bedroom 1 with a radiator and double glazed windows to the front aspect.

### Bedroom 2

A door leads from the first floor landing into bedroom 2 with a radiator and a double glazed window to the rear aspect.

### Bathroom

A door leads from the first floor landing into the tiled bathroom with a WC, a wash hand basin, a bath with a shower above, an extractor fan and a double glazed window to the rear aspect.

## Outside Space

### Rear Garden

A pair of double glazed french doors from the open plan lounge / dining room lead out onto the rear garden which is laid to a patio with a lawn beyond. A path leads to the rear access gate.

### Parking

The property benefits from an allocated parking space.

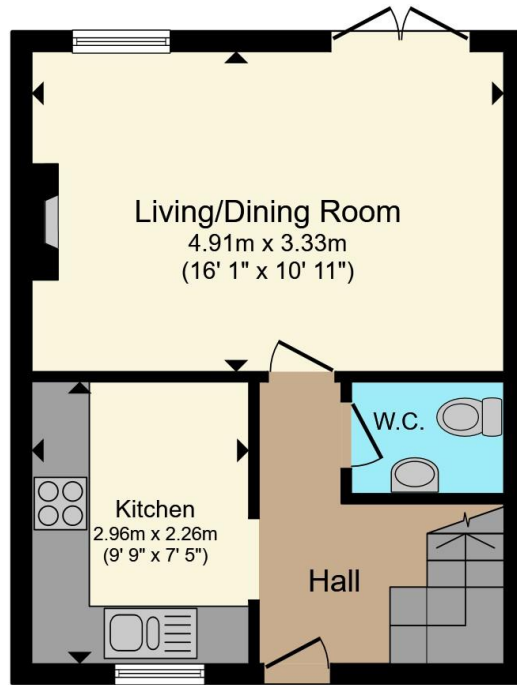
### Agents Note

The property benefits from solar panels. We are advised that these currently provide an income in addition to keeping the electricity costs down.

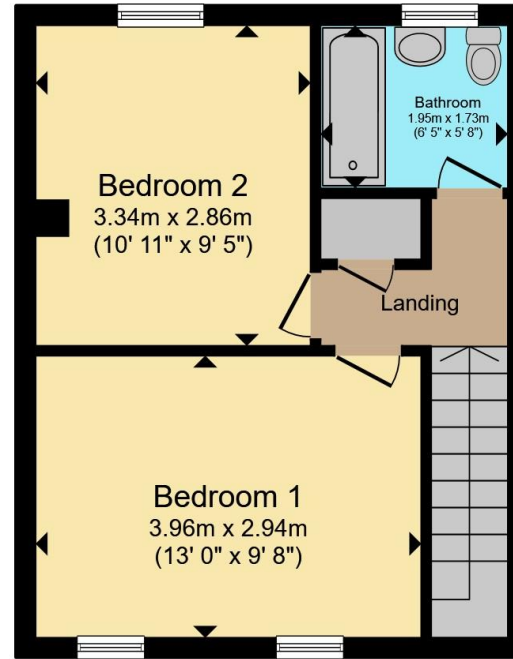








**Ground Floor**



**First Floor**

Total floor area 62.6 m<sup>2</sup> (674 sq.ft.) approx

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). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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