



Garfield Avenue | Dorchester | Dorset | DT1 2EX

Offers Over £230,000

BEAUMONT  JONES

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We are pleased to offer a spacious two double bedroom maisonette flat with own private entrance, balcony, GARAGE & OFF ROAD PARKING FOR TWO/THREE VEHICLES. Located within a popular residential road in Dorchester. The property has been modernised with a recently fitted modern bathroom, newly carpeted and decorated throughout. The property boasts a spacious lounge/diner, balcony, kitchen/breakfast room, two double bedrooms with the master benefitting a dressing room, modern bathroom plus a separate WC, off road parking for two/three vehicles and a garage. This property would make the perfect first time purchase.

- Spacious Two Double Bedroom Maisonette Flat
- Popular Residential Road In Dorchester
- Modern Bathroom, Newly Carpeted and Freshly Re Decorated Throughout
- Garage & Off Road Parking For Two/Three Vehicles
- Perfect First Time Purchase/Downsize
- Close to The Town Centre, Local Schools and The Hospital

Full Description

Entrance into this spacious maisonette is via a front aspect double glazed door leading into a porch with side aspect double glazed windows, rear aspect double glazed door and a further double glazed door leading into the hall with stairs rising to the first floor landing. The generous sized landing area offers loft access via a hatch with scope to convert STPP. Doors off the landing lead through to all accommodation. The generous sized lounge/diner has a rear aspect double glazed window enjoying far reaching views over the surrounding area and countryside, side aspect double glazed door leads out onto the balcony, built-in



This spacious two double bedroom maisonette flat would make an excellent first time purchase/downsize.



storage cupboard, breakfast serving hatch to the kitchen and an electric fire with a marble hearth and surround. The spacious kitchen/breakfast room has a wide range of eye and base level units with work surfaces over, eye level integral double oven with inset four ring gas hob and extractor fan over, integrated fridge/freezer, space and plumbing for a washing machine and tumble dryer, breakfast serving hatch to the lounge/diner, rear aspect double glazed window enjoying far reaching views over the surround area and plenty of space for a table and chairs.

The master bedroom is a double offering a front aspect double glazed window, abundance of space for bedroom furniture and access into the dressing area. An opening leads through to the dressing room with fitted wardrobes and furniture and a front aspect double glazed window. Bedroom two is a further double with a front aspect double glazed window. The bathroom comprises a suite including a panel enclosed bath with a wall mounted shower system over and screen attached, low level WC with concealed cistern, vanity wash hand basin, tiled walls around and a side aspect double glazed window. There is a separate WC adjacent to the bathroom with a low level WC, wall mounted wash hand basin and a side aspect double glazed window.

Outside offers a balcony located off the lounge/diner with with space for a couple of chairs to enjoy views over the surrounding area. To the rear of the property there is right of way access leading to the garage with an up and over door plus bin storage. The front of the property boasts a large block paved driveway providing off road parking for two/three vehicles.

Agents Note: The property will come with the freehold of the building. Vendor informs us there is no service charge/ ground rent collected.



The property is located within a popular residential road within Dorchester. The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Rating Authority: - Dorset Council. Council Tax Band B.
Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



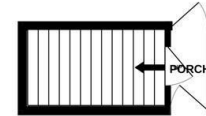
Driveway providing off road parking for two/three vehicles, garage and a balcony within a popular residential road in Dorchester.



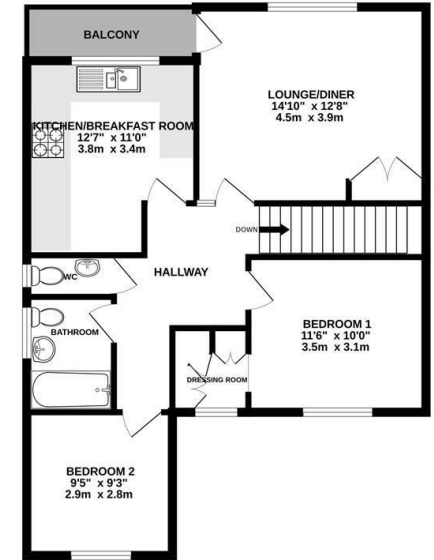


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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