



**Connells**

The Kensingtons London Road  
Dorchester



## Property Description

Situated within the popular county town of Dorchester, this well-presented two bedroom semi-detached home offers versatile accommodation ideal for a range of buyers.

The ground floor is arranged to provide modern, flexible living, featuring a bright open-plan living room/kitchen, ideal for both everyday living and entertaining. The kitchen is well-equipped with a range of integral appliances. In addition, there is a separate reception room, offering useful additional living space such as a dining room, home office or snug. A ground floor cloakroom further enhances the practicality of the accommodation.

Upstairs, the property comprises two generous double bedrooms served by a family bathroom.

To the rear, French doors open onto the garden, which offers an attractive patio area perfect for outdoor dining, with a patio pathway leading to gated access. The remainder of the garden is mostly laid to lawn, creating a pleasant and low-maintenance outdoor space.

Further benefits include off-road parking for multiple vehicles and a convenient location within Dorchester, offering excellent access to local amenities, schools and transport links.

This appealing home combines modern living with practical space and early viewing is highly recommended.

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with stairs to the first floor, an understairs cupboard, a radiator and doors to the open plan living space, the study/bedroom 3 and the cloakroom.

### Open Plan Living Space

A door from the entrance hall leads into the open plan living space with two pairs of double glazed french doors leading out on the garden, two radiators and open to kitchen.

### Kitchen

The modern fitted kitchen has a range of wall and base units with worksurfaces over, a sink and drainer, an integrated electric oven with a gas hob, plumbing for a washing machine, an integrated fridge freezer and a double glazed window to the side aspect.

### Study / Bedroom 3

A door from the entrance hall leads into the study / bedroom 3 with a radiator 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 heated towel rail and a double glazed window to the front aspect.

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with doors to the bathroom and both bedrooms.

### Bedroom 1

A door from the first floor landing leads into bedroom 1 with two velux windows to the front aspect, a radiator and a cupboard housing the combi boiler.

### Bedroom 2

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

### Bathroom

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

### Outside Space

The paved front garden provides off street parking, has borders of mature shrubs and a side access to the rear garden.

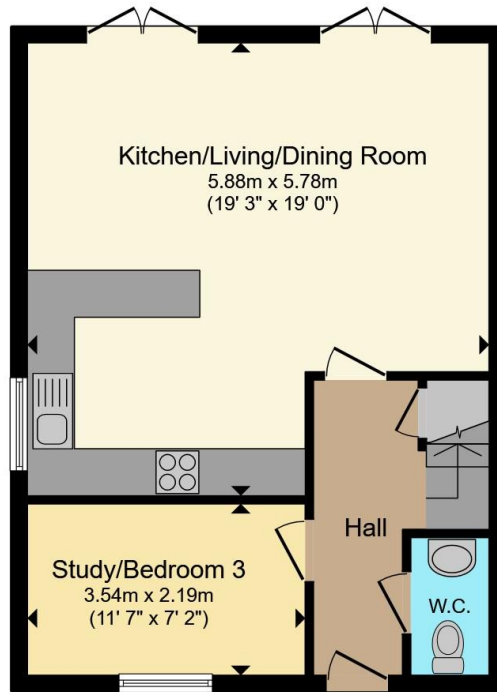
### Rear Garden

Two pairs of french doors lead from the open plan living space onto the rear garden which is laid to a patio allowing for alfresco dining with a lawn beyond bordered with mature shrubs and benefitting from a garden shed. A paved side access leads to the front of the property.

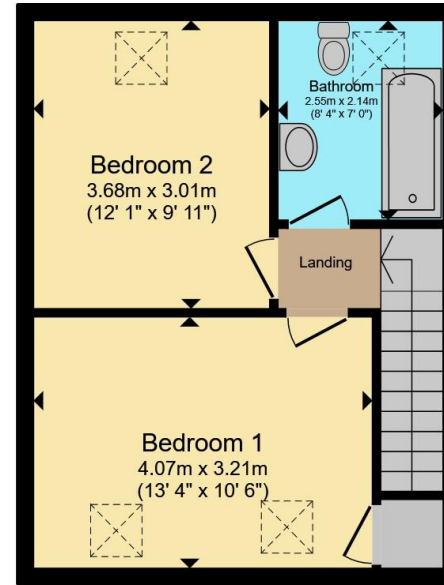








**Ground Floor**



**First Floor**

Total floor area 83.9 m<sup>2</sup> (904 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)



To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
DORCHESTER DT1 1UH

EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH309656](http://connells.co.uk/Property/DCH309656)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH309656 - 0004