



Salisbury Terrace  
Dorchester





This beautifully presented, Grade II listed, mid-terrace home is situated in the sought-after area of Fordington, Dorchester, a very short walk from Salisbury Fields. Set within a designated conservation area, this charming home boasts characterful features and offers a warm and inviting atmosphere throughout. Accommodation to the property includes a generous and open reception room, kitchen, dining room, utility/WC, bathroom and two bedrooms. Externally, the home enjoys an attractive walled garden to the rear.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.





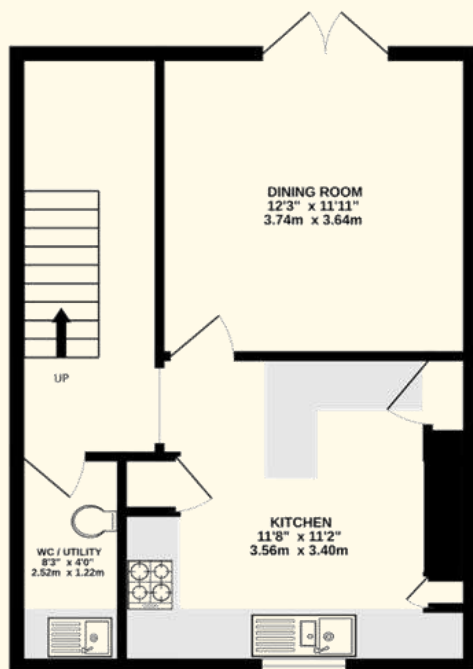
Entrance to this lovely home is via a part-glazed door opening onto the property hallway offering access to the ground floor rooms and stairs to both the lower ground and first floor. Located on this floor is an impressive open reception room offering a dual aspect with front aspect sash window with original shutters. There are two characterful and attractive fireplaces, a useful fitted storage cupboard and a picture rail gives a nod to age and character of the home.

Stairs lead down to the lower-ground floor where the kitchen is located. The room is fitted with a range of wall and base units with wooden worksurface over and a breakfast bar for more casual dining. Integrated appliances include a four-ring gas hob and fitted oven, fridge-freezer and dishwasher and there is a 1½ bowl ceramic sink with mixer tap.. The room is presented with a stylish display cabinet, solid wooden flooring and an exposed wooden beam. A door leads through to the formal dining room with feature fireplace and French doors open onto the rear garden. There is a separate utility room / WC.

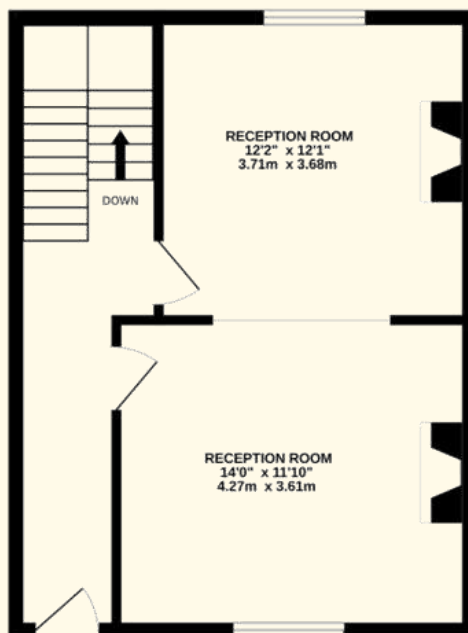
Located on the first floor are two double bedrooms. Both rooms offer a decorative fireplace and fitted storage and either rear or front aspect windows provide plentiful natural light. The modern bathroom is fitted with a white suite including panel enclosed bath, wash hand basin set into a vanity unit, WC and corner shower cubicle. The room is presented in neutral tones and fitted with a heated towel rail.

Externally, there is an attractive, fully enclosed rear garden with gated rear access. The garden offers a patio area abutting the rear of the property with path leading to the rear gate. The garden offers a variety of mature plants and shrubs. To the front of the property is a small outside space set behind iron railings and gate with a paved path leading to the front door.

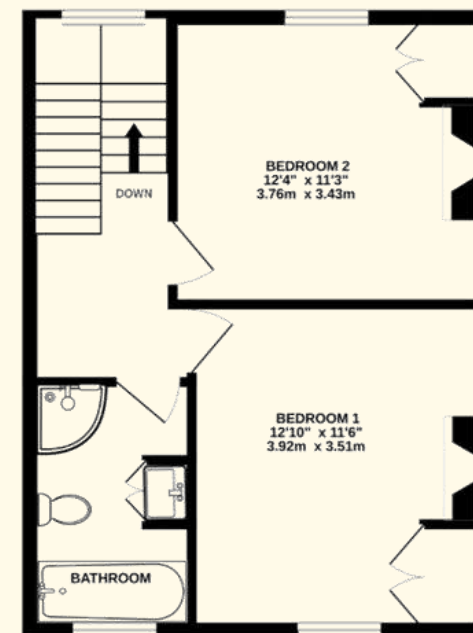
LOWER GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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### Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit  
<https://checker.ofcom.org.uk>

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



### Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

### Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

We are advised that the council tax band is E.

### Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU

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