Connells

Malthouse Cottages London Road Dorchester

Malthouse Cottages London Road
Dorchester DT1 1LT

for sale guide price
£160,000

Property Description

A charming two-bedroom terraced cottage situated in the sought-after area of Fordington, within easy reach of Dorchester town centre. The accommodation comprises a spacious lounge-diner, fitted kitchen, two double bedrooms and a family bathroom. Outside, residents enjoy access to a pleasant communal courtyard, providing an attractive and low-maintenance outdoor space. An ideal first-time purchase, investment or downsize opportunity in a convenient location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Open Plan Lounge / Dining Room

The double glazed front door leads into the open plan lounge / dining room with a telephone point, a television aerial socket, a radiator, the consumer cupboard, an understairs cupboard, stairs to the first floor and dual aspect double glazed windows to the front and rear aspects. A door leads into the kitchen and a further door leads to the rear of the property.

Kitchen

A door from the open plan lounge / dining room leads into the kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, an electric oven with a gas hob and a cookerhood over, the gas boiler, a double glazed window to the front aspect and integrated appliances which include a dishwasher, a washing machine and a fridge freezer.

First Floor

First Floor Landing

Stairs lead up from the open plan lounge / dining space to the first floor landing with doors to both bedrooms and the bathroom.

Bedroom 1

A door from the first floor landing leads into bedroom 1 with a double glazed window to the rear aspect, a double glazed skylight, a radiator and a television aerial socket.

Bedroom 2

A door from the first floor landing leads 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 bathroom with a WC, a wash hand basin, a bath with a shower above, a double glazed skylight, a radiator and an extractor fan.

Outside Space

Communal Courtyard

A door from the open plan lounge / dining room leads out to the pleasant communal courtyard which provides an attractive low-maintenance outdoor space.

Parking

There is permit parking in the vicinity.

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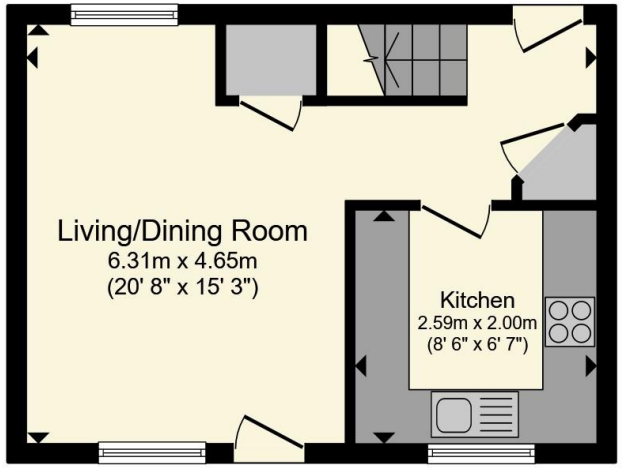
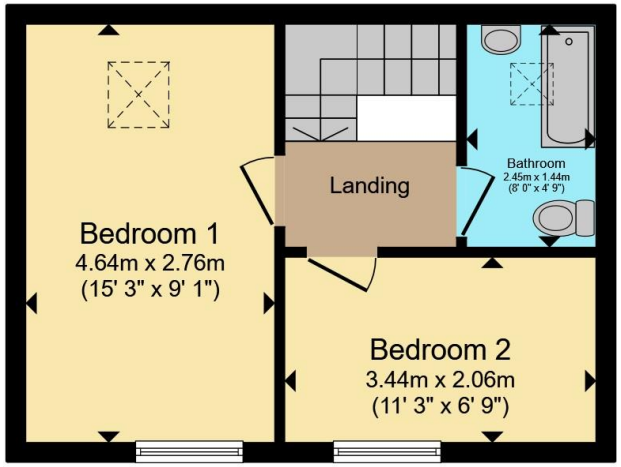


Ground Floor



First Floor

Total floor area 58.6 m² (631 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

Connells

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3 High West Street
DORCHESTER DT1 1UH

EPC Rating: C

Council Tax
Band: B

Tenure: Freehold

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