



**Connells**

Pound Lane  
Fordington Dorchester





### Property Description

With No Onward Chain and situated in the ever-popular Fordington area of Dorchester lies this two bedroom detached home. The property enjoys far reaching views from its quiet position as well as benefiting from workshop and ample storage space. The property itself comprises two double bedrooms and family bathroom on the first floor with a kitchen-diner and snug lounge on the ground floor.

### Ground Floor

#### Entrance Porch

A single glazed front door to the side aspect leads into the entrance porch with a single glazed window to the front aspect.

#### Kitchen / Dining Room

12' 9" x 11' 9" ( 3.89m x 3.58m )

The entrance porch leads into the kitchen / dining room with a range of wall and base units with worksurfaces over, a sink and drainer, an electric oven and hob with a cookerhood over, plumbing for a washing machine, the gas combi boiler, a radiator, a telephone socket, double glazed windows to the front, rear and side aspects. Doors lead to the lounge and to the hallway with stairs to the first floor landing.

#### Lounge

13' 1" x 12' 1" ( 3.99m x 3.68m )

A door leads from the kitchen / dining room into the lounge with a double glazed window to the front aspect, a radiator, a television aerial socket, a woodburner in an open fireplace, a double glazed window to the side aspect and a brickwork feature wall.

#### Inner Hallway

A door leads into the entrance hallway from the kitchen / dining room from where stairs lead up to the first floor landing.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a double glazed window to the rear aspect and doors to the bathroom and both bedrooms.

### Bedroom 1

12' 1" x 11' 11" ( 3.68m x 3.63m )

A door leads from the first floor landing into bedroom 1 with double glazed windows to the front and side aspects, a radiator, built in wardrobes and a cupboard.

### Bedroom 2

12' 1" x 7' 1" ( 3.68m x 2.16m )

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

### Bathroom

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

## Outside Space

### Basement Workshop

8' 8" x 11' 4" ( 2.64m x 3.45m )

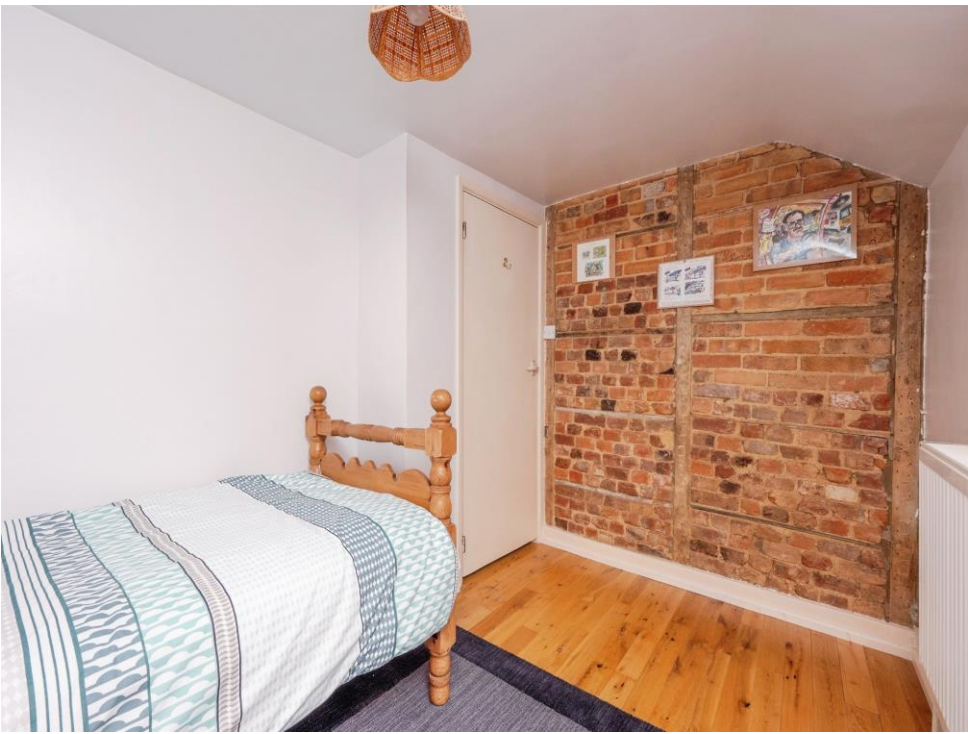
An external door leads into the basement workshop with a window for natural light.

### Garden

The garden is laid to a patio and benefits from an outside tap and a storage shed of solid construction adjacent to the house.











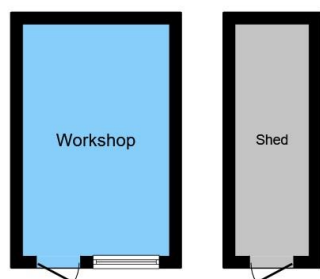




**Ground Floor**



**First Floor**



**Outbuilding**



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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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