

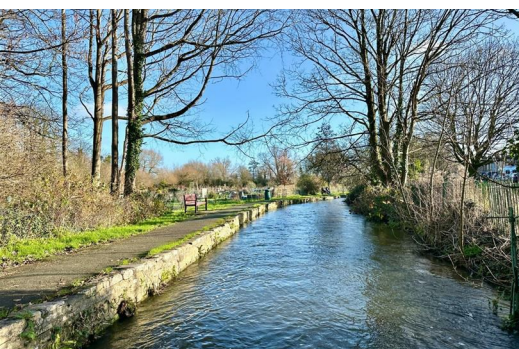


Instinct Guides You



## Frome Terrace, Dorchester, DT1 1JQ £280,000

- Attractive Period Property Fronting River
- Two Double Bedrooms
- Extended Ground Floor
- Low Maintenance Garden With Side Access
- Short Walk To Town Centre
- No Onward Chain
- Beautiful Views Over River Towards Allotments
- Modern Kitchen/ Diner With Skylights



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Nestled close to the heart of Dorset's historic county town of Dorchester, this charming EXTENDED two double bedroom end-of-terrace home offers attractive front facing VIEWS OVER THE RIVER. The home offers a modern open plan kitchen/diner and low maintenance rear garden. No onward chain.

The property has a pleasant approach with a charming row of period homes fronting the river Frome and allotments behind. Stepping inside you enter a welcoming lounge with ample room for furniture and decorative feature fireplace.

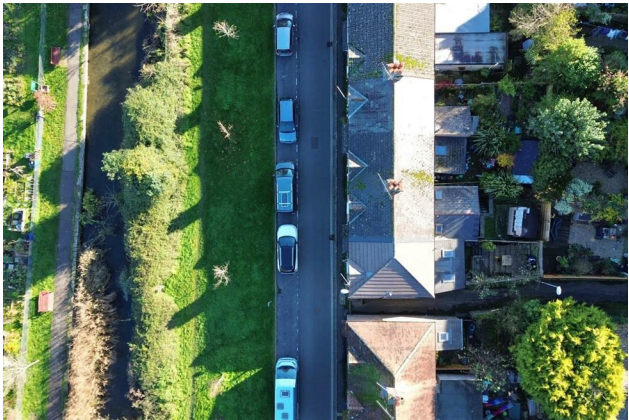
A door leads to the open rear and family bathroom. The extended kitchen/diner is well proportioned and is beautiful illuminated thanks to two large skylights and south westerly patio doors. The kitchen is well appointed with room for appliances and built in oven and hob. The shower room completes the ground floor and comprises a large step in shower cubicle set against contemporary panelling, had basin and W.C.

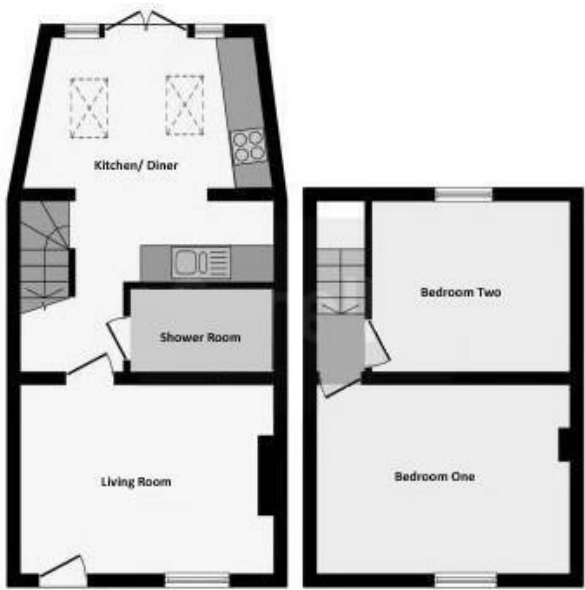
Upstairs, you'll find two generously sized double bedrooms, providing ample space with bedroom one having particularly attractive views over the river toward allotments and fields.

Outside, the home benefits from an enclosed rear garden with SIDE ACCESS. Its south westerly aspect offers a sunny position, ideal for entertaining and relaxation.

The property is positioned within easy access to range of beautiful country walks and extensive footpaths across the water meadows.

- Living Room 13'6" x 10'4" (4.12 x 3.17)
- Kitchen/Diner 14'8" max x 12'5" max (4.48 max x 3.81 max )
- Shower Room 7'2" x 4'11" (2.19 x 1.50)
- Bedroom One 13'8" x 10'5" (4.17 x 3.20)
- Bedroom Two 10'11" x 9'2" (3.33 x 2.80)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	