



Buckingham Way, Dorchester

Offered with no onward chain and ideally situated in the popular Thomas Hardy Gardens area of Dorchester, this two-bedroom house comprises a living room, fitted kitchen, two bedrooms and a family bathroom. To the rear is an enclosed, predominantly shingled garden with a patio area, with access through the rear fence providing convenient parking. EPC rating TBC.



Asking price £225,000

Situation

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 Hall

Entering the property, you are welcomed into a practical entrance area with access through to the main living accommodation and staircase rising to the first floor.

Living Room

A generous and comfortable reception room occupying much of the ground floor. The room provides plenty of space for both seating and dining furniture, making it an ideal area for relaxing and entertaining.

The staircase is positioned to one side, while the room benefits from natural light from the front and rear aspects.

Kitchen

To the rear of the ground floor is a well-appointed kitchen fitted with a range of wall and base units, work surfaces and space for cooking facilities. The room overlooks the rear garden.

Landing

The first-floor landing provides access to both bedrooms and the family bathroom, with the staircase rising from the ground floor.

Bedroom One

A good-sized principal bedroom positioned towards the rear of the property. The room comfortably accommodates a double bed alongside additional bedroom furniture.

Bedroom Two

A versatile second bedroom offering useful accommodation which could be used as a child's bedroom, guest room, home office or dressing room depending on requirements.

Outside

To the rear is a fully enclosed, predominantly shingled garden with patio area, offering a low-maintenance outdoor space. Rear access is provided through the garden fence, leading directly towards parking, an excellent practical benefit and a feature that adds further convenience to the property.

Services

Mains electricity and water are connected.
Gas fired central heating.



Local Authorities

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.

Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider.

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

Flood Risk

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

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

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>

Bathroom

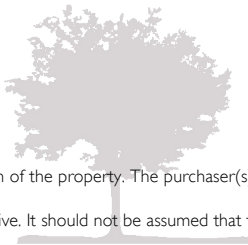
The bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC, with a practical arrangement providing everything required for everyday family living.

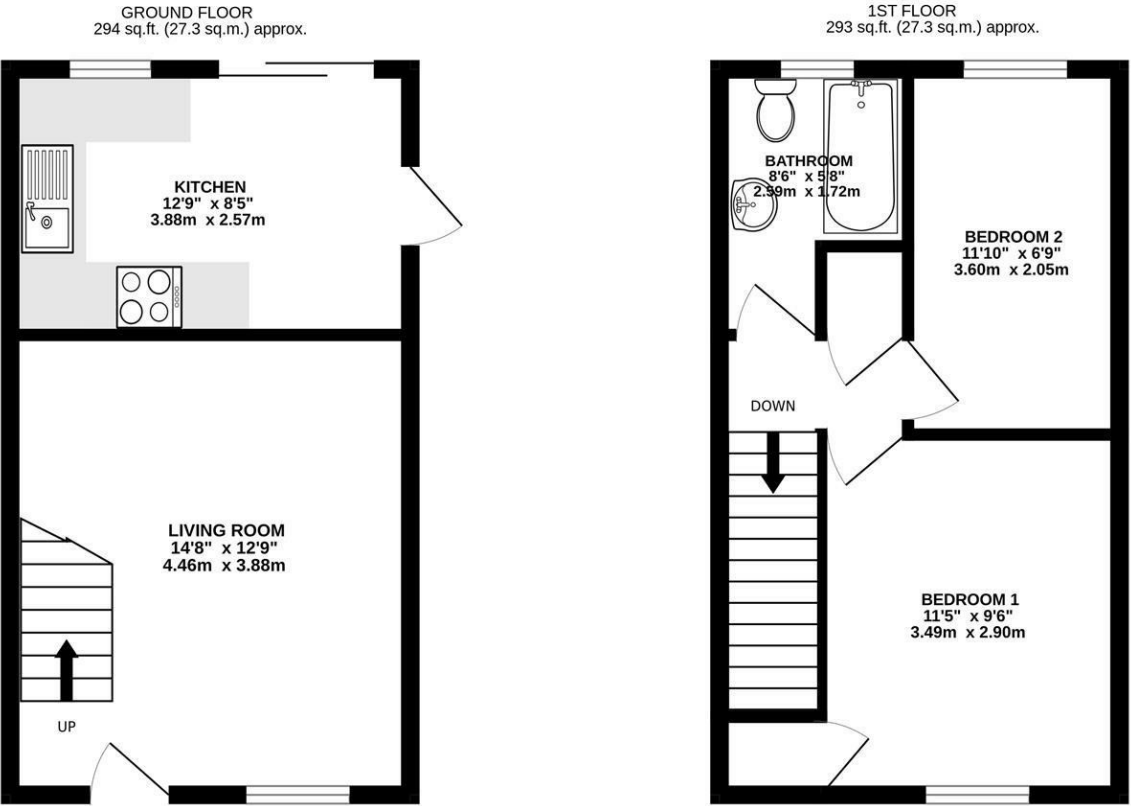


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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