

Ackerman Road
Dorchester
£250,000

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43 Ackerman Road,
Dorchester
DT1 2NZ







Situated in Dorchester town centre, this three-bedroom property is offered to the market with no onward chain and provides convenient access to a range of local amenities, shops, cafés and transport links. The property benefits from spacious living accommodation, a fitted kitchen, bathroom, two double bedrooms and a further single bedroom, offering flexibility for a variety of buyers. Externally, there are gardens to both the front and rear, along with a single garage, making this a practical home in a convenient central location. EPC rating C.

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.







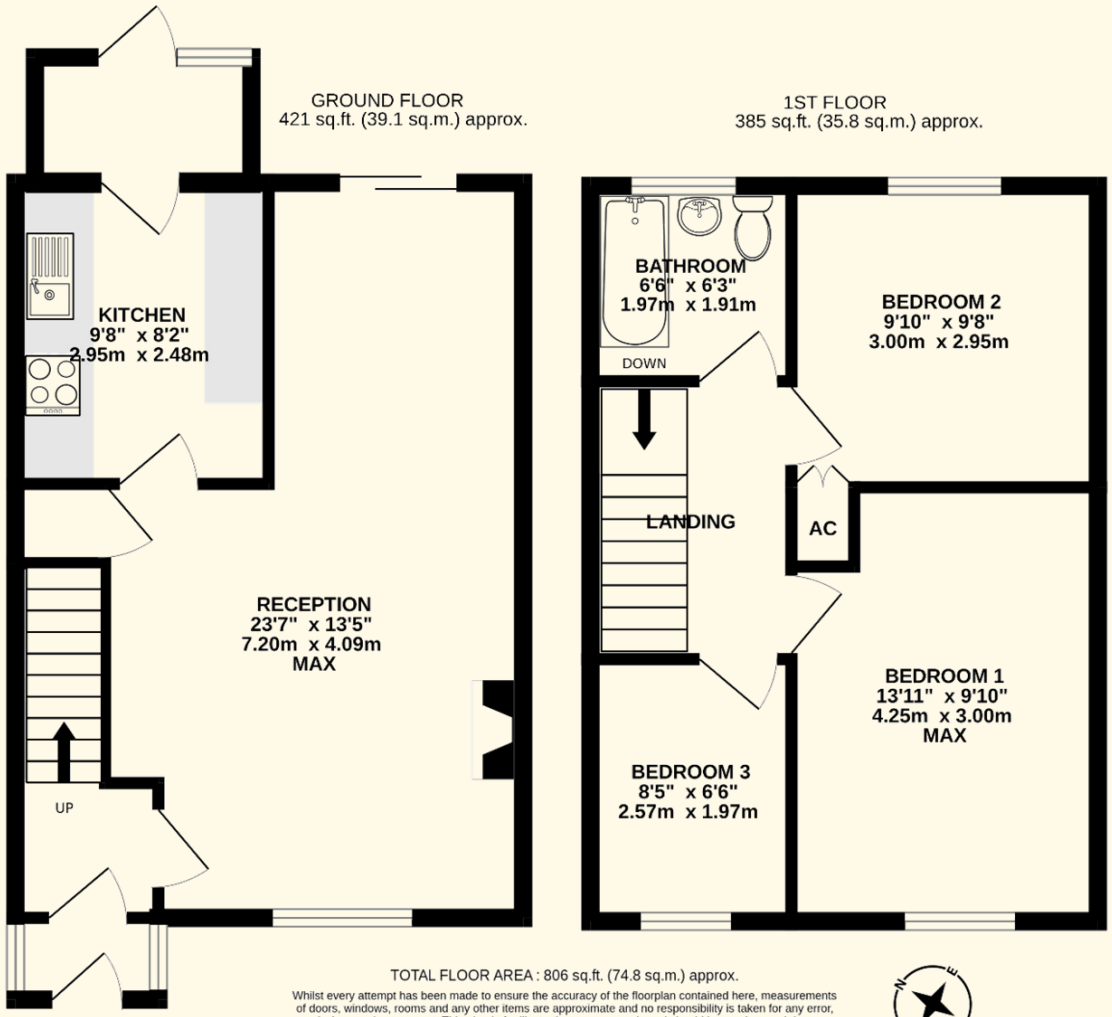

The property opens into a small entrance hallway, with a door leading through to a spacious reception room offering ample space for both living and dining furniture. Sliding doors provide access to the rear garden, while an understairs cupboard offers useful additional storage.

The kitchen is fitted with a range of wall and base level units, complemented by tiled flooring. There is an electric oven with a four-ring hob, stainless steel sink and drainer, alongside space for a washing machine and fridge freezer. A door leads through to the rear porch, constructed with brick and timber, which provides further access to the garden.

Stairs rise to the first-floor landing, where there are three bedrooms and the family bathroom. Bedroom one is a generous double, whilst bedroom two is also a double and houses an airing cupboard. Bedroom three is a single room, offering flexibility for use as a home office, nursery or occasional bedroom.

The bathroom comprises a panel-enclosed bath with shower over and glass shower screen, WC and hand basin. Further features include vinyl flooring, tiled splashbacks and a heated towel rail.

Externally, the front garden features a small lawned area with a patio pathway leading to the front entrance. The rear garden is predominantly laid to lawn, with a separate patio area and a pathway leading to the single garage, which is fitted with an up-and-over door.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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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Mobile & Broadband
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

Local Authorities:
Dorset Council
County Hall,
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

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-landtax/#!/intro

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#

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

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.