



Pound Close, Charminster, DT2 9

Offers Over £280,000

Meyers Estates Poundbury

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MEYERS
MOVING BEYOND EXPECTATIONS

- Three Bedroom Terraced House
- Enclosed Rear Garden
- Sought After Village Location
- Private Driveway
- Two Reception Rooms & Conservatory
- Requires Some Minor Updating
- No Forward Chain
- Ground Floor WC
- Double Glazing & Gas Central Heating
- *Section 157 Covenant*



A three-bedroom mid-terrace family home requiring some minor updating, offered for sale with no forward chain. Situated within a sought-after residential position in the popular village of Charminster, this property presents an excellent opportunity for buyers looking to personalise and create a long-term home in a well-connected and community-focused setting.

The accommodation is arranged over two floors and provides well-proportioned and versatile living space throughout. On the ground floor, a welcoming entrance leads to a comfortable lounge, offering a pleasant space for everyday family living. A separate dining room provides ample room for entertaining and family meals, with flexibility to adapt to modern lifestyles. To the rear, a conservatory overlooks and opens onto the garden, creating a bright and airy additional reception area that enhances the overall living space and offers an enjoyable outlook across the enclosed rear garden.

The kitchen is practically arranged and functional in its current layout, with scope for updating to suit individual tastes and requirements. With thoughtful modernisation, there is clear potential to enhance both the style and value of the home.

Upstairs, the first floor comprises three bedrooms, all of which are well proportioned and suitable for family occupation, home working, or guest accommodation. A family bathroom serves the bedrooms and completes the internal layout.

Externally, the property benefits from an enclosed rear garden, ideal for children, pets, or outdoor entertaining during the warmer months. To the front, a driveway provides valuable off-road parking.

Situation & Area Guide

Charminster is a highly regarded village located just a few miles north of Dorchester, offering an appealing balance of semi-rural living with convenient access to town amenities. The village benefits from a primary school, local shops, public houses, church, and a strong sense of community. The surrounding Dorset countryside provides excellent walking and cycling routes, while the renowned Jurassic Coast is within easy reach.

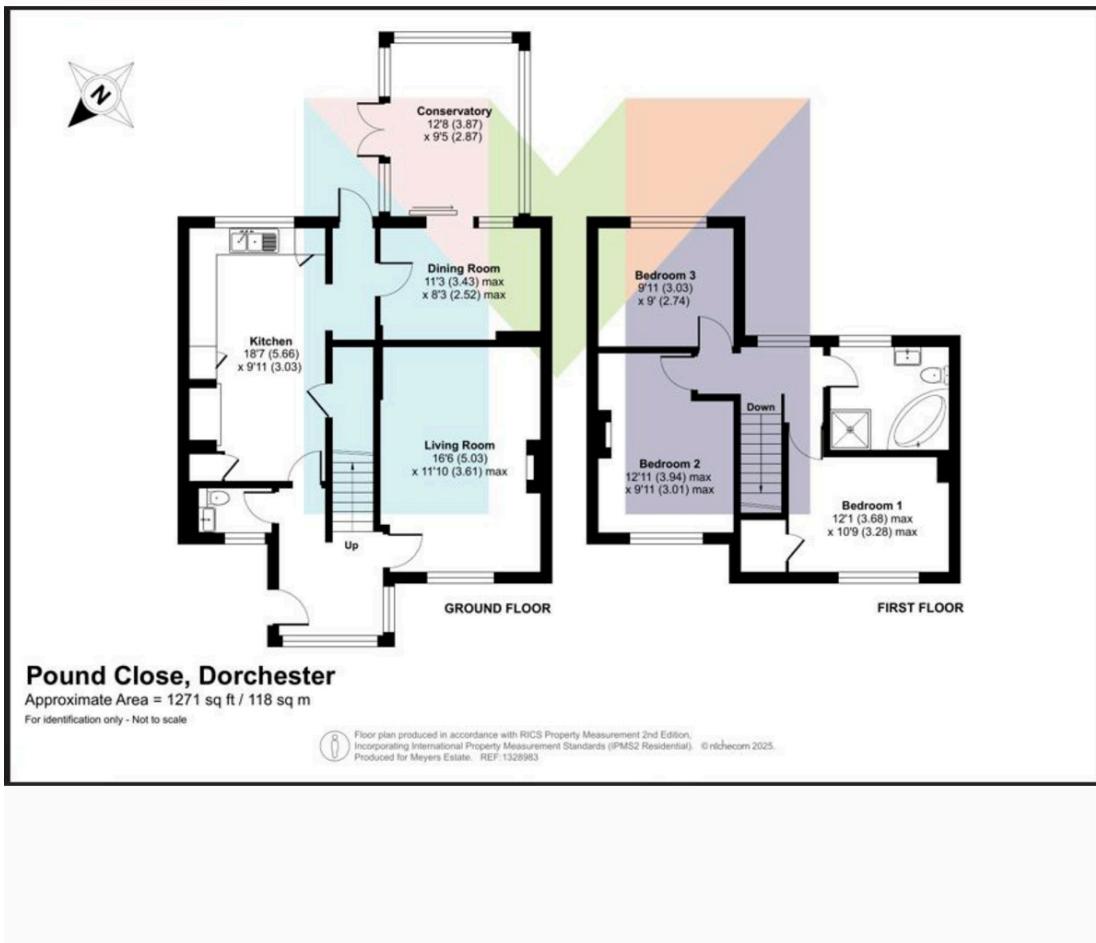
Dorchester town centre offers a comprehensive range of shopping, leisure, and



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
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