



Instinct Guides You



## Old Farm Way, Dorchester, DT2 8ZJ Guide Price £270,000

- Three Bedroom Family Home
- Allocated Parking At Rear
- Family Bathroom & Cloakroom
- Low Maintenance Rear Garden
- Close To Local Amenities
- Modern Kitchen & Bathroom
- Spacious Lounge/Diner With Doors To Garden
- Close To Beautiful Country Walks



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Mowlam Tominey are delighted to offer this well-presented family home fronting a green space on Old Farm Way. The property features three bedrooms, a family bathroom, a cloakroom, and a rear garden with access to an allocated parking space.

This attractive terraced house has been maintained to a high standard throughout and enjoys a convenient position within walking distance of a local shop and bus stop. Light, bright and well-proportioned, the accommodation comprises an entrance hall with downstairs cloakroom and a modern kitchen fitted with contemporary cabinetry and integrated appliances. A front-aspect window frames the green space opposite.

The heart of the home is the lounge/dining room at the rear, offering a comfortable living area with ample space for a range of furniture and a dining table. Double doors open into the rear garden, helping to blur the boundaries between indoor and outdoor living.

Upstairs are three bedrooms and the family bathroom. Bedroom one spans the width of the home and is a well-proportioned double room. Bedroom two is also a double, while bedroom three is a generous single. The family bathroom completes the accommodation and comprises a bath with shower over, hand basin and W.C, set against contemporary tiling.

The rear garden is enclosed and designed for low maintenance, featuring an artificial lawn, a garden shed, and a rear gate providing access to the allocated parking.

Agent Notes - There is a management charge for the cost of common areas of £160.68 per annum.

**Kitchen 11'9" x 7'8" max (3.60 x 2.34 max )**

**Cloakroom 6'0" x 3'1" (1.83 x 0.94)**

**Lounge/Dining Room 16'3" max x 13'3" max (4.96 max x 4.06 max )**

**Bedroom One 13'3" max x 9'6" max (4.04 max x 2.92 max )**

**Bedroom Two 12'5" x 7'10" (3.80 x 2.40)**

**Bedroom Three 8'5" x 6'5" (2.57 x 1.96)**

**Bathroom 6'5" x 5'5" (1.97 x 1.67)**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
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	