



Dukes Avenue, Dorchester, DT1 1

**Offers Over £260,000**

Meyers Estates Poundbury

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- Three Bedroom House
- Period Property with Character Features
- Open-plan Lounge/Diner with Feature Fireplace and Bay Window
- Over Three Floors
- Gas Central Heating
- Low Maintenance Enclosed Rear Garden
- Walking Distance to Town Centre and Brewery Square
- Offered with No Forward Chain
- On Street Parking
- Gentle Modernisation Required



A Charming Victorian Mid-Terrace Home in a Sought-After Location  
 Situated in the heart of the highly regarded Fordington area, this delightful three-bedroom Victorian mid-terraced home offers well-proportioned accommodation arranged over three floors, complemented by a private rear courtyard garden. Offered with no forward chain, the property retains a wealth of period charm and presents an ideal opportunity for families, professionals, or those seeking a characterful town-centre residence.

A low dwarf wall borders the front garden with a pathway leading to the original-style wooden front door with opaque glazed panels. This opens into a welcoming entrance hallway with stairs rising to the first floor and access to the main living space.

The lounge/diner is a generous through-room filled with natural light from the front-aspect bay window. The lounge area features a charming fireplace creating an attractive focal point, while the dining area benefits from understairs storage, making the space ideal for both everyday living and entertaining.

A glazed internal door leads to the kitchen, fitted with a range of wall and base units and enjoying a rear-aspect UPVC double-glazed window and skylight, allowing ample natural light. There is space and plumbing for a washing machine and dishwasher, room for an upright fridge/freezer, a gas cooker with extractor hood, and a Worcester wall-mounted gas central heating boiler. A UPVC door opens directly onto the rear courtyard.

From the kitchen, a further door leads to the ground-floor shower room, fully tiled and comprising a walk-in shower, wall-mounted wash hand basin, low-level WC, heated towel rail, radiator, and an obscure double-glazed window.

The first-floor landing provides access to two bedrooms. Bedroom one is a spacious double with a front aspect window and built-in cupboard, while bedroom two enjoys a rear aspect and benefits from two built-in wardrobes.

Stairs rise to the second-floor bedroom, a versatile and characterful space with a front bay-style window, built-in cupboards, eaves storage, and an additional stairwell cupboard — ideal as a principal bedroom, guest room, or home office.

Outside, the rear courtyard garden is paved for ease of maintenance and enclosed by brick walling and panel fencing, providing a private and secure space for outdoor seating or potted planting.

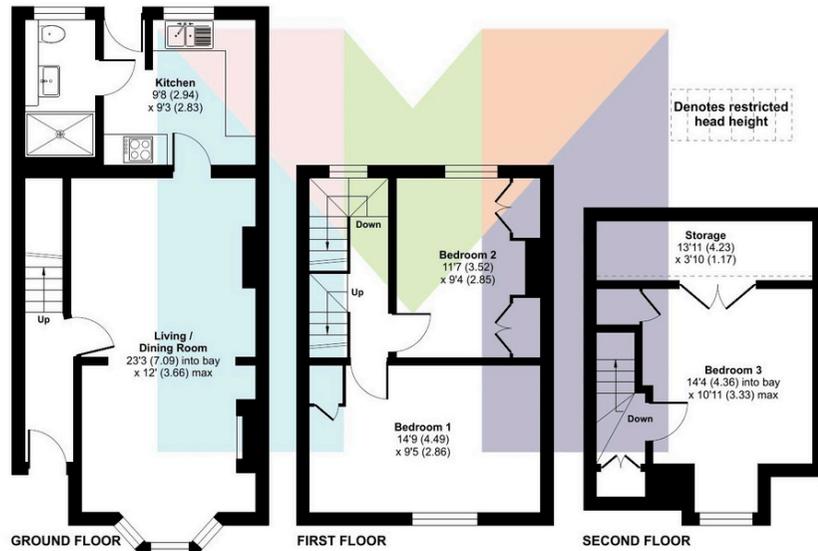
Located on Dukes Avenue, a quiet and well-regarded Victorian street, the property is within easy walking distance of Fordington Green, Salisbury Fields, Dorchester town centre, local schools, cafés, and both Dorchester South and West railway stations, with excellent access to the Dorset countryside and Jurassic Coast.



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### Dukes Avenue, Dorchester

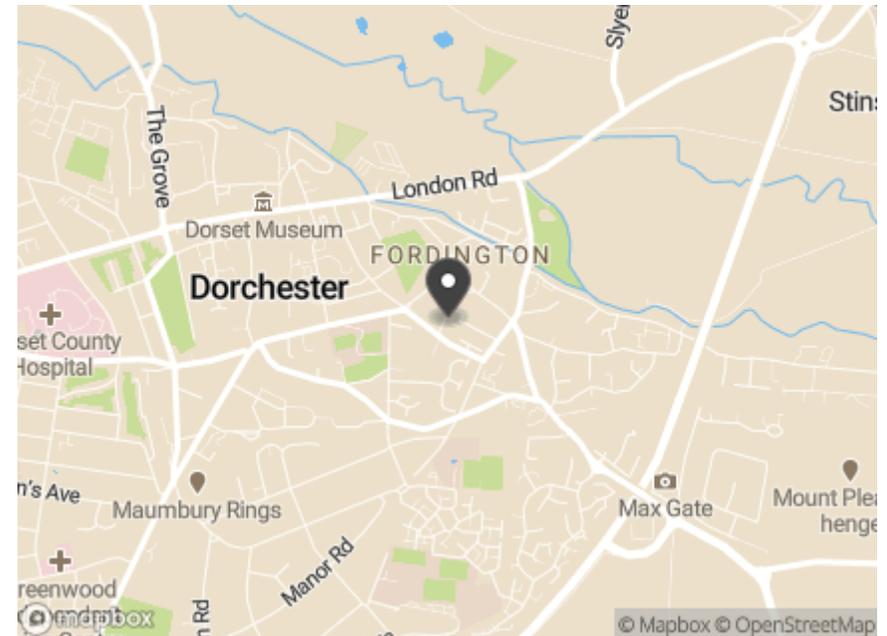
Approximate Area = 963 sq ft / 89.4 sq m  
 Limited Use Area(s) = 60 sq ft / 5.5 sq m  
 Total = 1023 sq ft / 94.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Meyers Estate. REF:1350074

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



**MEYERS**  
MOVING BEYOND EXPECTATIONS

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