



3

South Court Avenue | Dorchester | Dorset | DT1 2BY

Price Guide **£485,000**

Anglotown   
RESIDENTIAL LETTINGS & SALES

# 3

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 Dorset | DT1 2BY  
 Price Guide £485,000

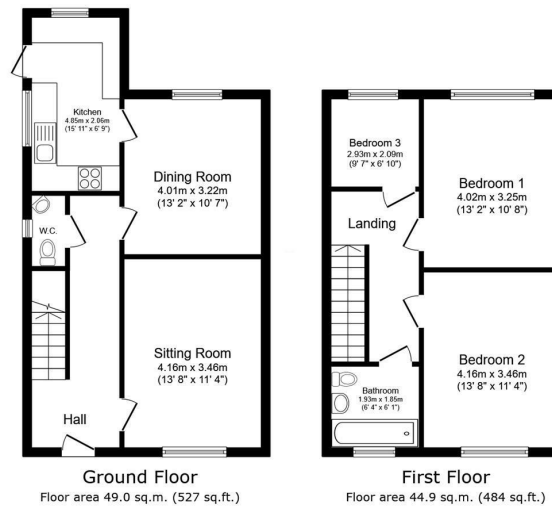
Set on the charming South Court Avenue of Dorchester, Dorset, this substantial semi-detached house, built in 1930, offers a delightful blend of character and modern living. With three well-proportioned bedrooms, including a master bedroom that boasts its own private balcony, this home is perfect for families or those seeking extra space.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. The large garden is a standout feature, complete with a garage, shed, and a summer house, making it an ideal setting for outdoor activities and gatherings. The off-street parking on the driveway accommodates one vehicle, adding to the convenience of this lovely home.

Situated in a popular area of Dorchester, this residence is conveniently close to local schools and the town centre, ensuring that all essential amenities are within easy reach. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This semi-detached house is not just a property; it is a place where memories can be made. With its spacious layout, beautiful garden, and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

- Spacious family home on popular South Court Avenue
- Master bedroom with balcony
- Bathroom
- Kitchen
- New boiler and heating system
- Large garden with Summer house, sheds and greenhouse
- Two further bedrooms
- Two large reception rooms
- Garage and driveway
- EPC E and Council Tax Band E



Total floor area: 93.9 sq.m. (1,011 sq.ft.)  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

370 Ashley Road  
 Parkstone  
 Poole  
 Dorset  
 BH14 9DQ  
 01202 740008  
 info@anglotown.co.uk