



Connells

School Lane
Woodsford Dorchester



Property Description

Situated in Woodsford a semi-rural village near Dorchester this Semi-detached home has huge potential to be a wonderful home for many a buyer. On the ground floor there is a fitted kitchen with a range of wall and base cupboards, a dual aspect lounge with the added bonus of a separate dining room. There is an entrance hall to the front with stairs leading up to the first floor landing and a porch at the rear leading out to the garden. Upstairs from the landing there are doors leading to three bedrooms, the bathroom, access to the loft which is fully insulated plus the airing cupboard. Outside is a mature, landscaped garden with a generous lawn surrounded by a variety of mixed flowers beds with a path leading to a shed and greenhouse plus a large patio seating area perfect for pots which leads to the side access and private driveway parking. This property must be viewed to appreciate all it has to offer, viewings are highly recommended to see its full potential.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall with stairs to the first floor, a door to the dining room and with the electric fuse board on the wall.

Dining Room

A door from the entrance hall leads into the dining room with a double glazed window to the front aspect, a radiator, a telephone point and a doorway leading into the kitchen.

Kitchen

A doorway from the dining room leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, space for a free standing electric oven and hob, plumbing for a washing machine, understairs storage, a radiator, a double glazed window to the side aspect, a larder cupboard with shelving and a door leading into the rear porch.

Lounge

A door from the kitchen leads into the lounge with dual aspect windows to the front and rear, a television aerial socket, a fireplace with a wooden mantle over and a parkray coal fire with a back boiler.

Rear Porch

A door from the kitchen leads into the rear porch with a double glazed door to the rear aspect leading onto the garden and doors leading to the cloakroom and the lounge.

Cloakroom

A door from the rear porch leads into the cloakroom with a WC and a window to the rear aspect.

First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing with access to a fully insulated loft, an airing cupboard with slatted shelves and housing the immersion heater. Doors lead to the bathroom and the three bedrooms.

Bedroom 1

A door leads from the first floor landing into bedroom 1 with a double glazed window to the side aspect and a radiator.

Bedroom 2

A door from the first floor landing leads into bedroom 2 with a double glazed window to the front aspect and a built in wardrobe with a rail and a cupboard above.

Bedroom 3

A door leads from the first floor landing into bedroom 3 with a double glazed window to the side aspect and a radiator.

Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath with mixer taps and a radiator.

Outside Space

Front Garden

There is a gated driveway to the front with a side path leading to the front and rear, an area is laid to lawn with mixed flower borders to the front and side.

Rear Garden

A door from the rear porch leads onto the rear garden which has a generous patio with a seating area, a path to the greenhouse and shed with a lawn to one side and a further gravelled area for pots to the other side along mixed flower beds and backing onto a field.

Parking

There is off street parking for several vehicles on the gravelled driveway.

Agents Note

The septic tank in the rear garden is emptied by Magna Housing and is shared with two other properties. The cost of this is approximately £650.00 per annum which can be paid monthly or annually.

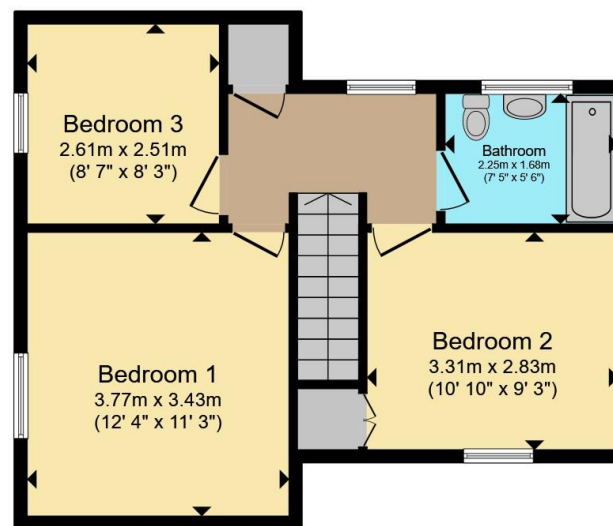








Ground Floor



First Floor

Total floor area 83.0 m² (893 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold



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