

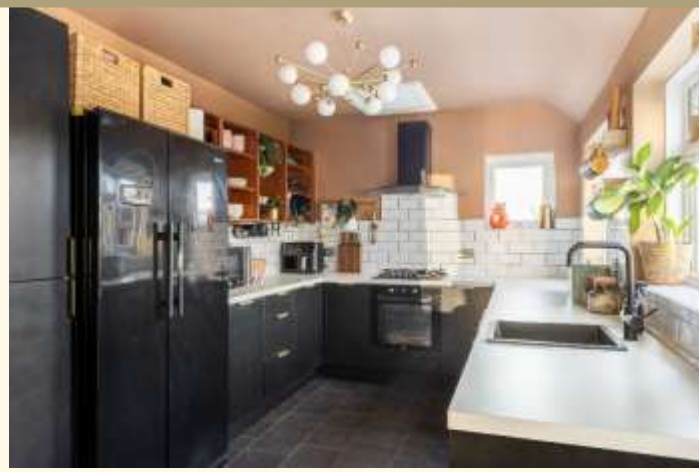
Coburg Road
Dorchester
£400,000

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86 Coburg Road,
Dorchester
DT1 2HR







Situated in the popular Victoria Park area of Dorchester, this attractive three-bedroom home offers spacious and versatile accommodation, ideal for families and those looking for a well-proportioned property. The property benefits from a generous open-plan lounge/dining room, a well-appointed kitchen and three bedrooms. Outside, the rear garden provides an excellent space for entertaining, with a covered pergola, decking, lawn and a useful summer house with power and internet, offering potential as a workshop or home office. Further benefits include a driveway providing off-road parking for approximately three vehicles and convenient side access to the garden. EPC rating D.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.








The property is entered via a welcoming entrance hallway, which leads through to the spacious open-plan lounge/dining room. This is a lovely sociable space, featuring a wood-burning stove, a large bay window allowing plenty of natural light to flood the room and double doors to the rear, opening directly onto the garden. The kitchen is generously sized and offers a range of base-level cupboards alongside fixed shelving units, providing useful storage. There is a Beko oven with a four-ring gas hob and extractor hood above, together with a boiling water tap and space for a dishwasher, washing machine and a large American-style fridge freezer.

Stairs rise to the first floor, where there are three bedrooms. Bedroom one is a generous double room with a large bay window and built-in cupboards, while bedroom two is also a double, enjoying views over the rear garden. Bedroom three is a smaller room, offering potential for use as a child's bedroom, nursery or home office. The family bathroom comprises a double shower, WC and wash hand basin, complemented by a heated towel rail. Further accommodation includes a useful loft space, which is fully carpeted and lined, with power, lighting and a Velux window. Access is via a conventional loft ladder, providing a versatile additional space.

Outside, the rear garden offers a lovely combination of space and versatility. There is an area of decking, a lawn and a covered patio beneath a pergola, creating an ideal setting for outdoor dining and entertaining. A particularly useful addition is the summer house, which could also be utilised as a workshop and benefits from both power and internet connectivity. There is also an outside WC and a separate log store. To the front of the property, there is a driveway providing off-road parking for approximately three vehicles, with convenient side access leading through to the rear garden.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

Mobile & Broadband
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk

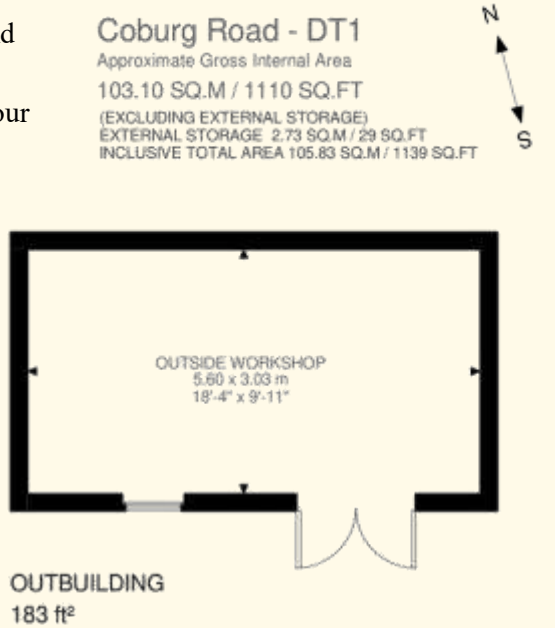
Local Authorities:
Dorset Council
County Hall,
Colliton Park
Dorchester
DT1 1XJ

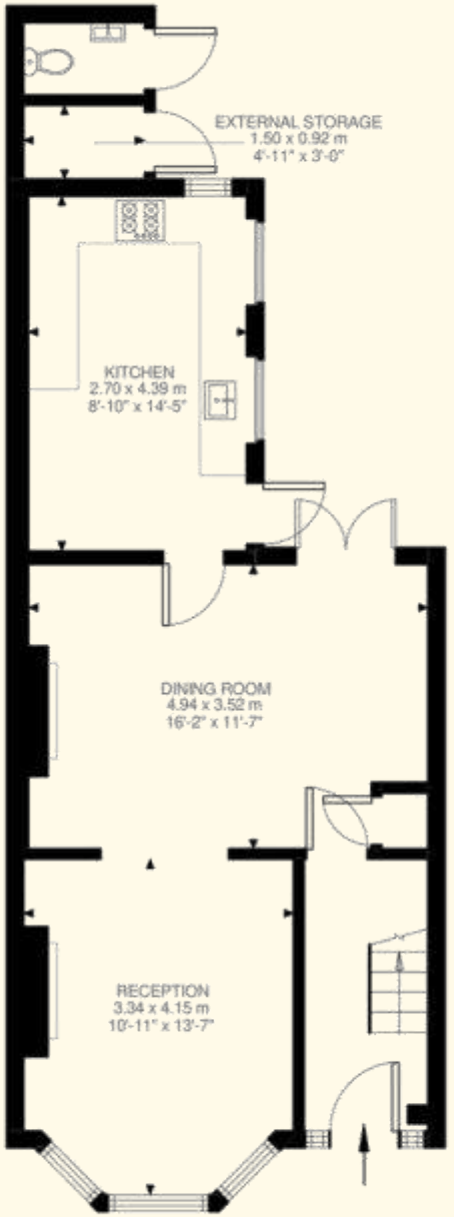
Tel: 01305 211970

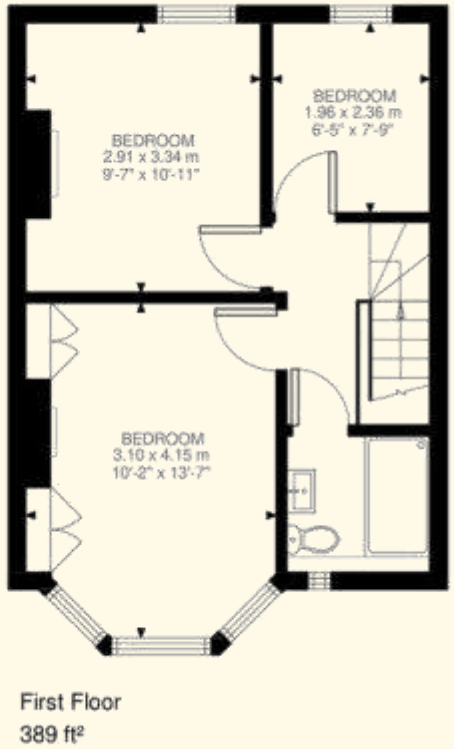
Council Tax Band C.

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro







Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.