



Connells

Alfred Place
Dorchester

Property Description

Situated in the sought after location of Fordington and in need of modernisation this mid-terraced home would suit many a buyer and must be viewed to appreciate the potential. On the ground floor there is an entrance hall with doors leading to a lounge and a separate dining room. There is a fitted kitchen and a cloakroom for ease plus stairs leading to the first floor accommodation. From the landing there are three bedrooms and a family bathroom. To the rear is a pleasant and low maintenance garden.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall with a radiator, stairs to the first floor, a doorway leading to the lounge and a door leading to the dining room.

Lounge

A doorway leads from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator, a telephone point, a television aerial socket and an electric fireplace.

Dining Room

A door from the entrance hall leads into the lounge with a double glazed window to the rear aspect, a radiator, a telephone point, a television aerial socket, a large storage cupboard with the electric meter, an alcove with shelving and a door leading to the kitchen.

Kitchen

A door from the dining room leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, an integrated electric oven and hob with a cookerhood over, plumbing for a washing machine and a dishwasher, space for a fridge freezer, a radiator, a television aerial socket, three double glazed windows to the side aspect and a door leading to the back porch.

Back Porch

A door from the kitchen leads to the back porch with a door to the cloakroom, a radiator and double glazed french doors to the rear garden.

Cloakroom

A door from the back porch leads into the cloakroom with a WC, a wash hand basin and a double glazed window to the rear aspect.



First Floor

First Floor Landing

Stairs from the ground floor entrance hall lead up to the first floor landing with doors to the bathroom and the three bedrooms. There is access to the part boarded loft which has also benefits from a light.

Bedroom 1

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, a radiator and a television aerial socket.

Bedroom 2

A door from the first floor landing leads into bedroom 2 with a double glazed window to the rear aspect, a radiator, a television aerial socket and a built in wardrobe with rails and a shelf above.

Bedroom 3

A door from the first floor landing leads into bedroom 3 with a radiator, a television aerial socket and a double glazed window to the front aspect.

Shower Room

A door from the first floor landing leads into the shower room with a double length walk in shower, a WC, a wash hand basin, a heated towel rail, a radiator, a double glazed window to the rear aspect with privacy glass and a cupboard housing the Glow Worm gas boiler which was installed in 2025.

Outside Space

Rear Garden

French doors from the back porch lead onto the fully enclosed rear garden which is laid to a patio with a seating area, wide mature borders and small trees. There is a shed, an outside tap, the gas meter box and a side gate.









Total floor area 90.2 m² (971 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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