



Grosvenor Crescent

Dorchester

£350,000 Offers in Excess of



OFFERED WITH NO ONWARD CHAIN. This semi-detached bungalow is set within a good plot and on one of Dorchester's most sought-after roads. Accommodation includes a living room, kitchen/diner, a conservatory, a utility, two bedrooms and a bathroom. Externally, an attached single garage and driveway to the front creates plentiful space for parking, and a good-sized south/westerly facing rear garden. EPC rating E.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure center and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



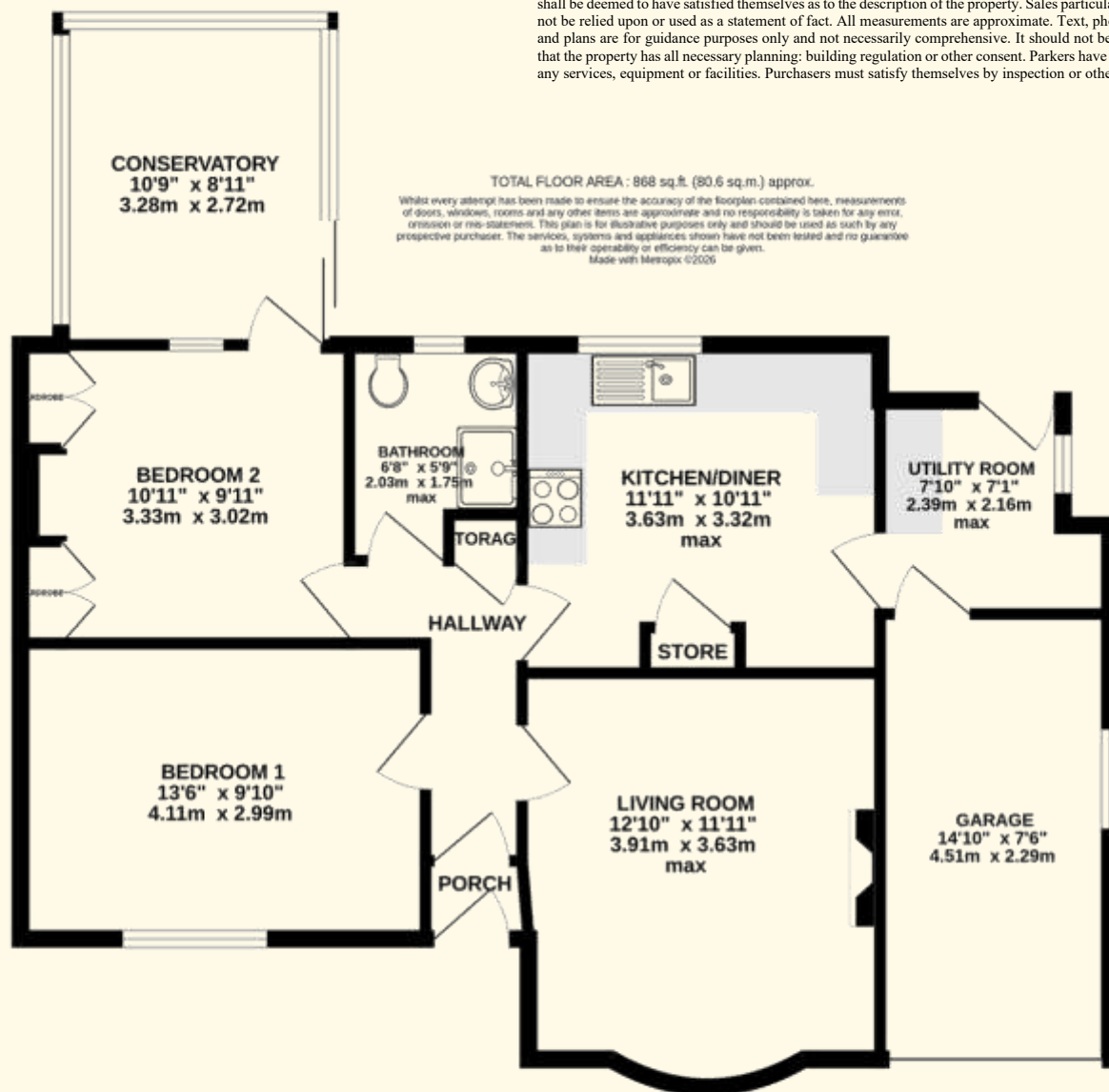
Access to the property is via the front garden, where a pathway leads to a partially glazed front door opening into a porch. Upon entering, you are welcomed by a hallway that provides access to all principal rooms, along with a useful storage cupboard. The living room is well-proportioned and features a bay window that allows natural light to flood the space and a well-placed electric fire that creates a warm focal point. The kitchen/diner comprises a range of wall and base units with work surfaces over and space is offered for appliances. In addition, the room provides ample space for dining furniture and benefits from a second door leading to the utility room. The utility offers further work surface space and plumbing for additional appliances, with two doors, one providing access to the garage and the other opening out onto the south/westerly facing rear garden.

The property offers two bedrooms, with bedroom one being a generous double enjoying a front aspect that fills the room with natural light. Bedroom two is a versatile space featuring built-in wardrobes and a vanity unit, with the added benefit of a door opening directly into the conservatory. The conservatory further enhances the living space and provides access to the rear garden. The family bathroom is fitted with a suite comprising a shower cubicle, W/C, wash basin with built-in vanity storage beneath, and a heated towel rail. The room is finished with fully tiled walls and flooring.

Externally, the property enjoys a well-kept and mature front garden featuring established shrubs and trees, complemented by a planted border running along the boundary of the home. A generously sized driveway provides ample off-road parking and leads to a single garage. To the rear, there is a spacious south-westerly facing garden, mainly laid to lawn and bordered by well-stocked planting beds containing a variety of shrubs and trees. An attractive summer house sits at the end of the garden, and a pathway leads to a gate providing convenient access to the front of the property.

GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.

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.



Agents Notes:

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

Services:

Mains electricity and water are connected.
Electric storage heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band C

Flood Risk:

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

<https://checklongtermfloodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, Standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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-land-tax/#!/intro>