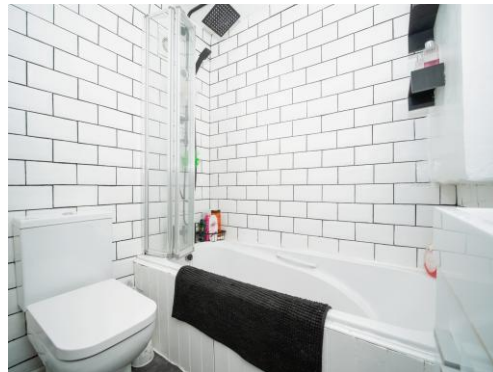




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**Connells**

Icen Way  
Dorchester



## Property Description

Situated on the ever-popular road, Icen Way, lies this three bedroom end-terraced townhouse. The property; in good condition comprises a well-proportioned lounge and extended kitchen diner which opens to courtyard garden on the ground floor. The first floor is home to two double bedrooms and modern family bathroom while the second floor boasts the largest of the bedrooms. There is access to resident permit parking nearby. The property is offered to the market with no onward chain.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with a door leading to the lounge.

### Lounge

15' 6" x 14' 6" ( 4.72m x 4.42m )

A door from the entrance porch leads into the lounge with a double glazed window to the front aspect, a radiator, a telephone point, a television aerial socket, a gas fuelled burner in the open fireplace, an understairs cupboard, stairs to the first floor and with a door which leads to the kitchen / diner.

### Kitchen / Diner

A door leads from the lounge into the kitchen / diner with a single glazed window to the rear aspect and a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, an electric oven and hob, plumbing for a washing machine, a radiator, the gas combi boiler and a door which leads to the rear courtyard garden.

## First Floor

### First Floor Landing

Stairs lead up from the lounge to the first floor landing with a radiator and doors to the bathroom and bedrooms 2 and 3. Stairs lead up to the second floor and bedroom 1.

### Bedroom 2

14' 2" x 9' 8" ( 4.32m x 2.95m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the front aspect and a radiator.

### Bedroom 3

13' 11" x 7' 2" ( 4.24m x 2.18m )

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

### Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a bath with a shower above, a wash hand basin, a radiator and an extractor fan.

## Second Floor

### Bedroom 1

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

## Outside Space

### Rear Garden

A door leads from the kitchen diner into the low maintenance, rear courtyard garden with room for pots and seating to enjoy al fresco dining

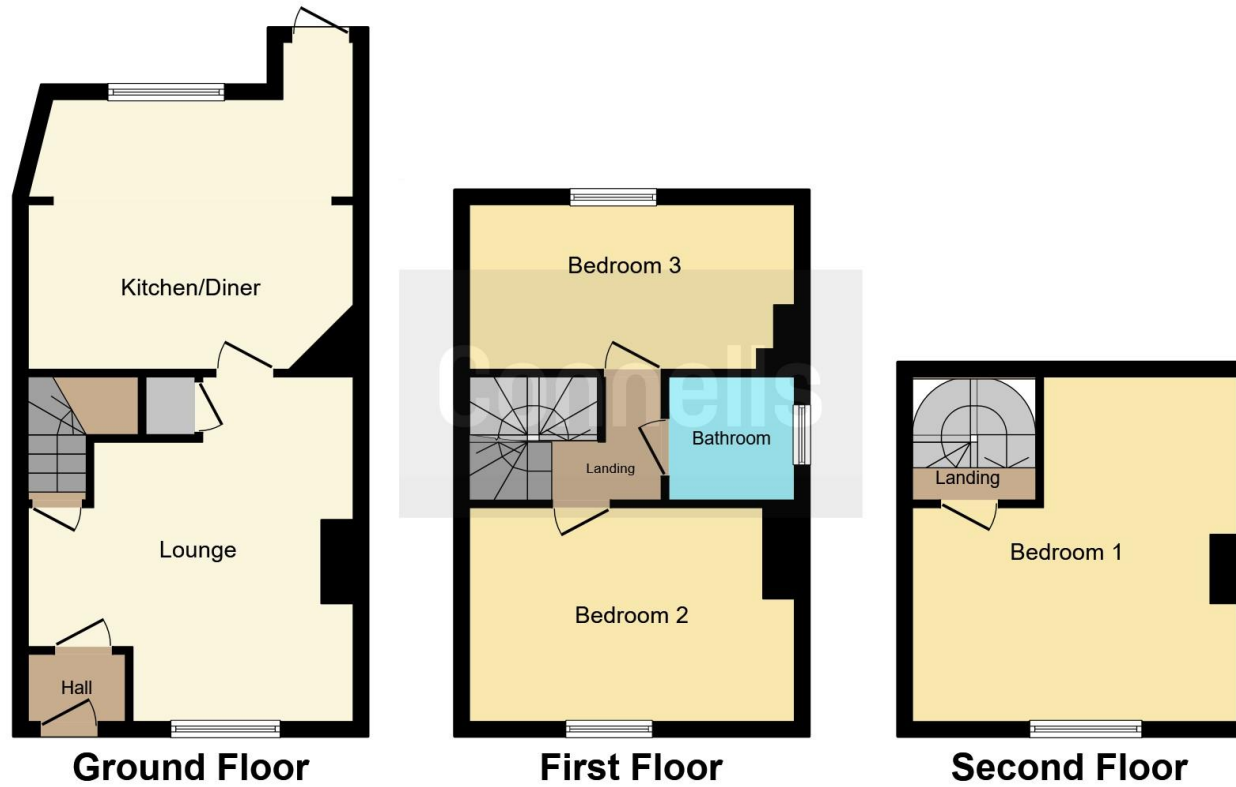
### Parking

Permit parking is available for a monthly payment - please ask for more details.









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.focalagent.com](http://www.focalagent.com)

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3 High West Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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