PARKERS

01305 340860

Independent Property Consultants and Valuers

Maiden Castle Road, Dorchester

Asking price £195,000

Offered for sale with no onward chain, this well-presented two double bedroom ground-floor flat is situated in the popular Castle Park area of Dorchester. The accommodation further comprises a living/dining room, kitchen, family bathroom, a shower room with seperate WC. Externally, the property benefits from a good-sized front garden, beautifully planted with a variety of flowers and plants, together with a patio area providing a pleasant space for outdoor seating and relaxation. The property also benefits from a single garage, providing valuable off-road parking and additional storage. EPC D.

32A Maiden Castle Road, Dorchester, DT1 2ES

Situation

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.

Description

The property is approached via a small gate leading to the front garden and patio area, providing a pleasant outdoor space. A side door opens into a useful porch, which can also be accessed from the rear of the property. From the porch, a main entrance door leads into the hallway, providing access to all principal rooms.

The spacious living room offers ample room for both comfortable seating and a dining area. A feature electric fireplace provides a focal point, while large windows overlook the front garden, allowing plenty of natural light into the room.

The kitchen is well equipped with a four-ring electric hob and extractor fan, built-in oven, sink and drainer, integral fridge freezer, and space for both a washing machine and tumble dryer.

The hallway benefits from two useful storage cupboards.

The main bedroom is a generous double bedroom with ample space for furnishings and benefits from a built-in wardrobe.

The second bedroom is also a good-sized double bedroom and includes a built-in wardrobe together with a small airing cupboard.

The property benefits from a shower room featuring a corner shower and wash basin, with a separate WC.

Externally, there is side access leading to a pathway at the rear of the property, which in turn provides access to the single garage, offering useful off-road parking and additional storage.

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

Tel: 01305 211970

Council tax band B.

Broadband and Mobile Service
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

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 and water are connected.
Gas fired central heating.

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

Agents Notes
There is a shared driveway.

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.

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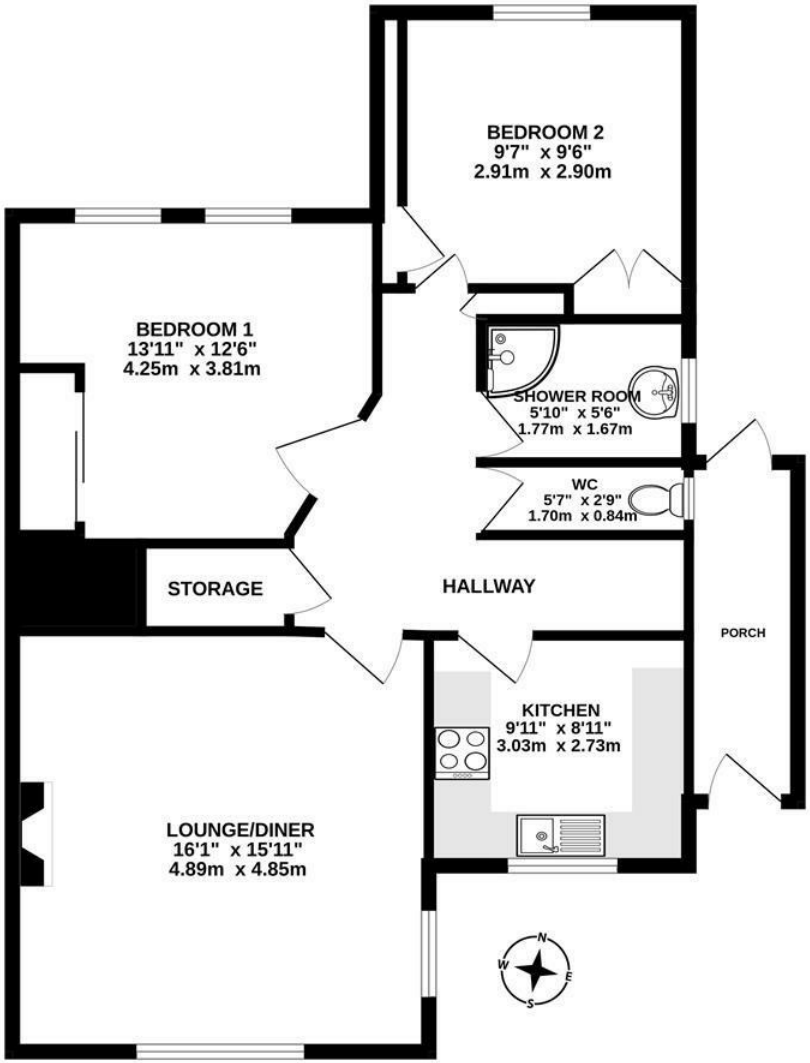
GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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