

Victoria Buildings

Fordington Dorchester, DT1 1LR

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Fordington Dorchester, DT1 1LR

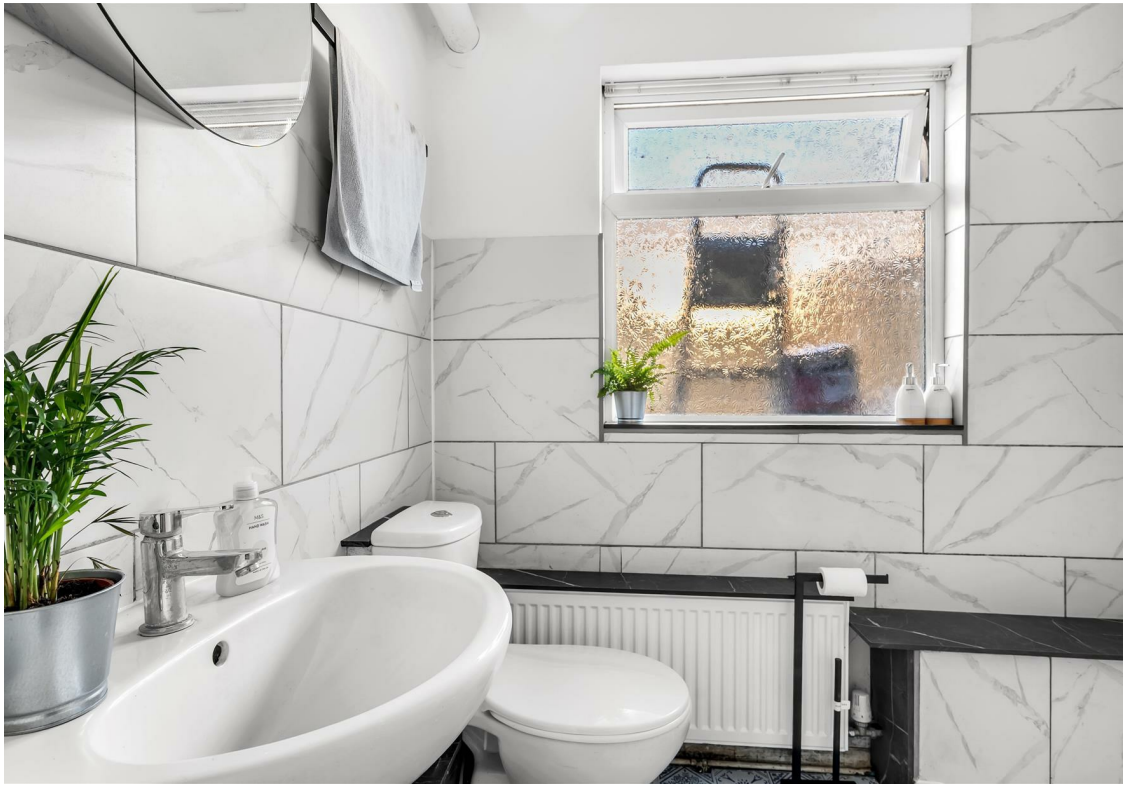
- No Onward Chain
- Highly Desirable Fordington Location in Dorchester
- Walking Distance of Dorchester Town Centre & Train Station
- Previously a Successful Rental Property
- Two-Bedroom Victorian-Style Terrace Home
- Living Room & Principal Bedroom Enjoy Views Towards the Park
- Beautiful Open Outlook Across Sailsbury Fields Parkland
- Private, Low-Maintenance Courtyard Garden
- Excellent Access to Local Amenities
- Refurbished by the Current Owner

















A charming and beautifully presented two-bedroom terrace home, ideally positioned in the popular and established area of Fordington, Dorchester, enjoying a peaceful setting with an enviable open outlook across Salisbury Fields park and adjoining parkland.

The heart of the home is the generous open-plan living and dining area, providing an inviting and versatile space for both relaxing and entertaining. The living room enjoys a particularly attractive outlook over the surrounding greenery, mature trees and parkland, creating a wonderful sense of openness and tranquillity. The principal bedroom is equally appealing, enjoying a lovely elevated outlook across Strawberry Fields and the park, making this a particularly pleasant room in which to wake and unwind. To the rear, the kitchen leads through to a useful conservatory, which provides an additional reception space and a natural connection to the private courtyard garden. The garden is designed for ease of maintenance, offering a pleasant spot for morning coffee, outdoor dining or simply enjoying the peaceful surroundings.



Offered for sale with no onward chain, the property would make an appealing permanent home, weekend retreat or investment opportunity. It has previously been successfully operated as a rental property, with all types of letting permitted, subject to the relevant terms and regulations.
Its position is another major attraction, being within comfortable walking distance of Dorchester town centre, the railway station and a wide range of shops, cafés, restaurants and everyday amenities.

A delightful combination of convenient town living, attractive open views, versatile accommodation and a peaceful setting, this charming home is well worth viewing.
Early viewing is highly recommended.

On entering the property, you are welcomed into a pleasant entrance area which leads through to the spacious open-plan lounge and dining room. This impressive room provides a versatile and sociable space, equally suited to relaxed everyday living or entertaining guests. The generous proportions allow for clearly defined sitting and dining areas, while the attractive outlook over the surrounding greenery and Strawberry Fields parkland creates a wonderful feeling of space. The dining area also benefits from useful under-stair storage, providing practical additional space for coats, shoes and household belongings.

The kitchen is situated towards the rear of the property and is fitted with a built-in oven and hob, together with plumbing for a washing machine. From the kitchen, a door leads directly into the conservatory, creating a useful additional reception space and providing a lovely transition between the house and garden. The conservatory opens onto the private courtyard garden, which is low-maintenance and easy to enjoy, providing an ideal space for outdoor seating, a morning coffee or a quiet moment in the fresh air.

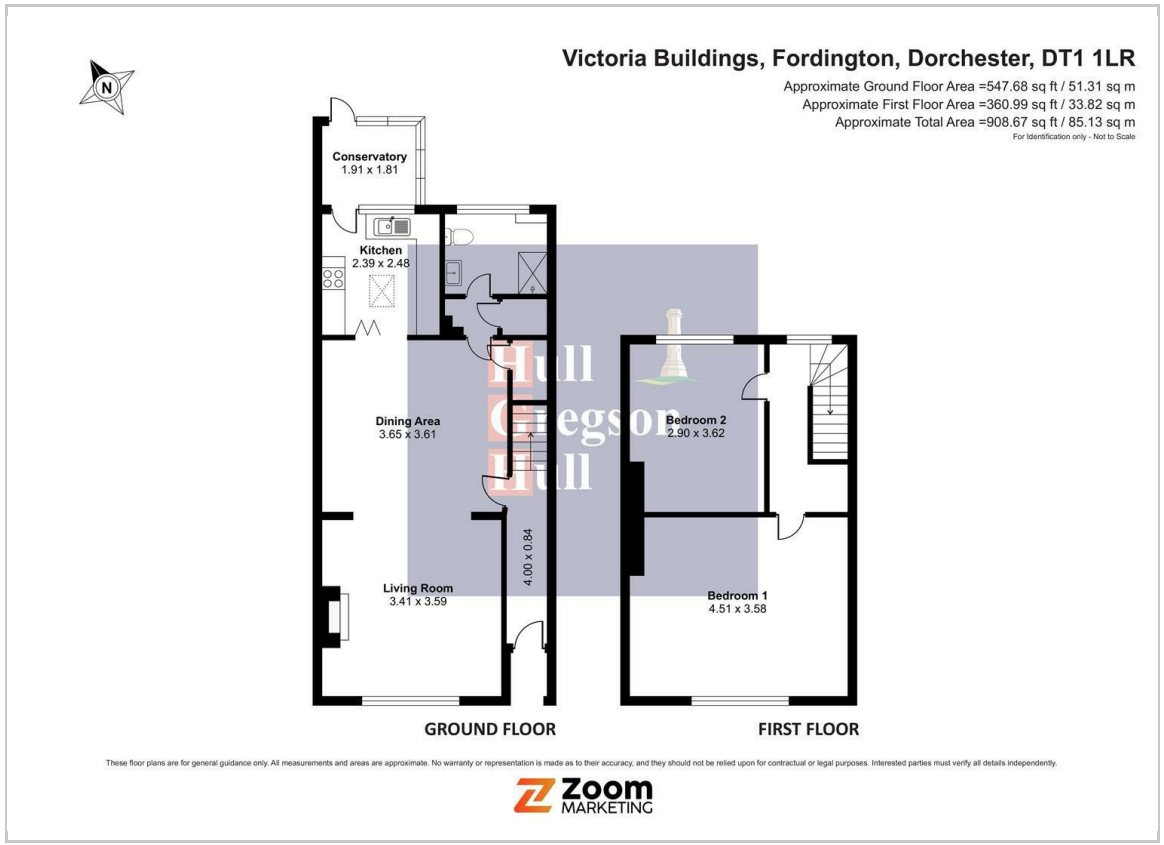


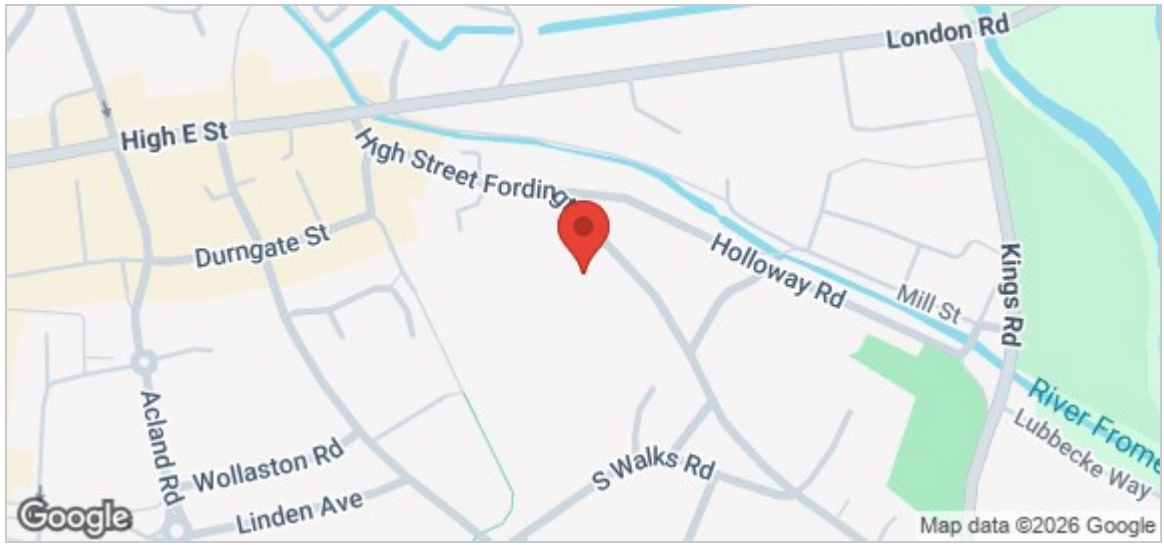
Also situated on the ground floor is the modern bathroom, conveniently positioned for everyday family living and guests.

Stairs rise from the living accommodation to the first floor, where there are two well-proportioned bedrooms. The principal bedroom is particularly spacious and impressive, occupying the front of the property and benefiting from excellent proportions together with a beautiful open outlook across Strawberry Fields and the surrounding parkland. The leafy outlook gives the room a lovely sense of calm and privacy. The second bedroom is a versatile additional room, equally suitable as a guest bedroom, child's bedroom, dressing room or home office, depending upon the purchaser's requirements.

To the rear is a private, low-maintenance courtyard garden, providing an attractive and easily managed outdoor space. Its secluded nature makes it ideal for sitting out, entertaining or simply enjoying the peaceful surroundings.

The property is situated in Fordington, one of Dorchester's popular residential areas, within easy walking distance of the town centre. Dorchester offers an excellent range of independent shops, cafés, restaurants, supermarkets and everyday amenities, together with excellent transport connections from Dorchester South and Dorchester West railway stations. The surrounding countryside and green open spaces are also readily accessible, while the property's outlook across Strawberry Fields and parkland provides an unusually attractive setting for a town-centre property.





Living Room
11'9" x 11'2" (3.59 x 3.41)

Dining Room
11'11" x 11'10" (3.65 x 3.61)

Kitchen
8'1" x 7'10" (2.48 x 2.39)

Conservatory
6'3" x 5'11" (1.91 x 1.81)

Bathroom

Bedroom One
14'9" x 11'8" (4.51 x 3.58)

Bedroom Two
11'10" x 9'6" (3.62 x 2.90)

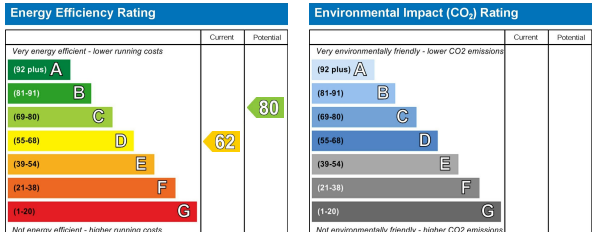
Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terraced
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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