

Orchard Steet
Dorchester
£295,000

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25 ORCHARD STREET
DORCHESTER, DT1 1JH







A charming and characterful period home ideally situated in the heart of Dorchester town centre, within a designated conservation area. Offering versatile accommodation arranged over four floors, the property combines a wealth of original features with practical modern living, including a spacious dual-aspect reception room, two double bedrooms, a loft room, two bathrooms and a well-equipped kitchen. Outside, the enclosed rear garden is predominantly paved with attractive planted borders, flowers and shrubs, providing a pleasant space for relaxing and entertaining. An excellent opportunity for those seeking a characterful home within easy reach of Dorchester's shops, amenities and town centre. EPC rating C.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.








A traditional wooden door opens into the porch that leads through to the welcoming entrance hall with stairs rising to the upper floors. The spacious, dual-aspect, reception room provides a wonderful heart to the home, featuring exposed wooden flooring, plentiful natural light and a charming feature fireplace housing a wood-burning stove.

Stairs descend to the lower ground floor to the kitchen, which is fitted with an integral Beko double oven, four-ring Hotpoint hob, ceramic sink and drainer, with space for a dishwasher and fridge freezer. A further fireplace houses a multi-fuel burner, adding character and warmth, while laminate flooring completes the room. There is also a family bathroom, which is spacious and well-appointed with a panel-enclosed bath with shower over, WC, wash hand basin and heated towel rail. A useful utility area offers plumbing and space for a washing machine, worktop with sink and drainer, and a range of additional storage cupboards. A door provides access to the enclosed rear garden.

Returning to the upper floors, the first floor provides two good sized double bedrooms. The principal bedroom benefits from a fitted storage cupboard and dressing table, while bedroom two features a fitted wardrobe and storage.

The landing opens into a useful office area with fitted desk and cupboard housing the boiler, together with a separate airing cupboard. Dual-aspect windows flood the area with natural light. A separate shower room comprises a shower cubicle, wash hand basin and WC. The accommodation continues to the loft room.

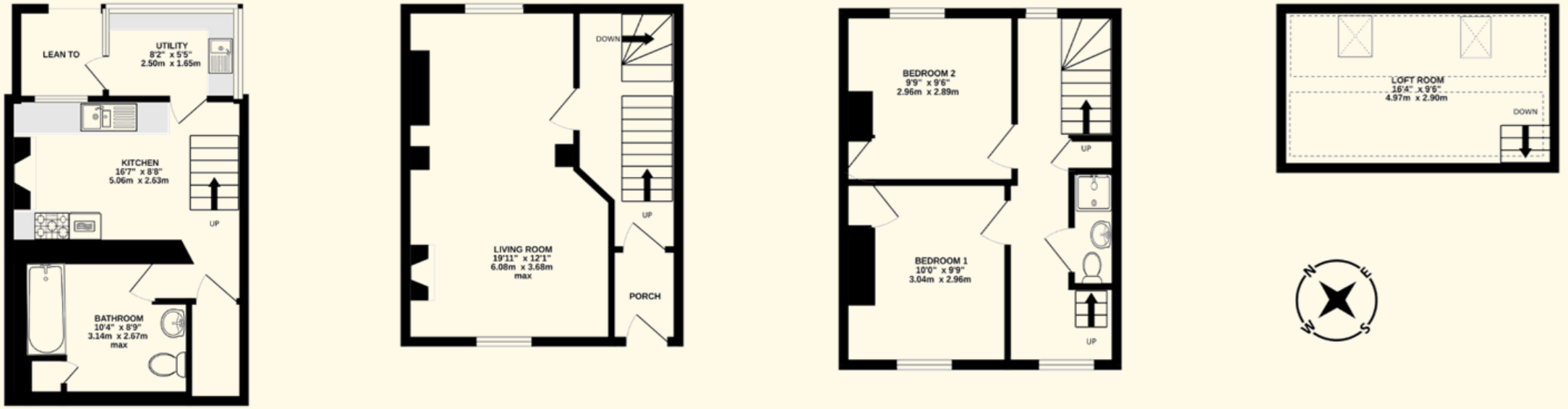
Outside, the property enjoys an enclosed rear garden, predominantly laid to patio, providing an excellent space for outdoor seating and entertaining. The garden is complemented by a selection of planted flowers, established shrubs and other planting, adding colour and interest while retaining a practical and relatively low-maintenance outdoor space.

LOWER GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.

FIRST FLOOR
315 sq.ft. (29.2 sq.m.) approx.

SECOND FLOOR
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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Services:
Mains electricity, water and drainage are connected.
Gas fired central heating.

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

Tel: 01305 211970

Council tax band B.

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.

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-term-flood-risk.service.gov.uk/risk#

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