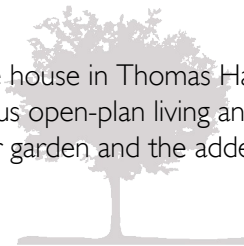




Standfast Walk, Dorchester

AVAILABLE WITH NO FORWARD CHAIN, this two-bedroom mid-terrace house in Thomas Hardye Gardens presents an excellent opportunity for buyers seeking a property they can modernise and personalise. The accommodation comprises a spacious open-plan living and dining room, a separate kitchen, two double bedrooms, a bathroom, and a ground-floor W/C. Outside, the property enjoys an enclosed west-facing rear garden and the added benefit of an allocated parking space. EPC rating is C.

Asking price £250,000



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.

Entrance

A pedestrian path leads to the part-glazed front door, providing access to the entrance hallway. The hallway provides access to all ground-floor accommodation, as well as stairs rising to the first floor. Neutral décor and wood-effect flooring complete the space. Immediately off the hallway is a highly convenient downstairs W/C, fitted with a wash hand basin, extractor fan, and partially tiled walls.

Kitchen

Positioned at the front of the property is the kitchen, comprising a range of wall and base units with work surfaces over. A cupboard discreetly houses the Glow-worm boiler, while the work surfaces incorporate integrated appliances, including a 1½-bowl stainless steel sink with mixer tap, a four-ring gas hob, and a double oven. There is also dedicated under-counter space for a freestanding washing machine, fridge, and freezer. The room is finished with tiled splashbacks and laminate flooring.

Living/ Dining Room

Moving to the rear of the home, a generously sized living/dining room offers a bright and versatile space, featuring a gas effect fireplace and enhanced by large French doors that bathe the room in natural light while opening directly onto the rear garden. The room is finished in neutral tones and benefits from wood-effect flooring that flows seamlessly from the hallway.

First Floor

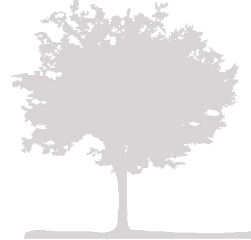
Upstairs, a central landing with built-in storage provides access to two comfortable double bedrooms and the family bathroom.

Bedrooms

The primary bedroom is a good-sized double room, featuring two large windows that fill the space with natural light. The second bedroom is a comfortable smaller double room that enjoys an outlook over the rear garden. Both rooms are finished in neutral tones and are carpeted throughout.

Bathroom

Serving both bedrooms is the family bathroom, comprising a white suite and styled with partially tiled walls and a tiled floor. The suite consists of a low-level W/C, a wash hand basin, and a panel-enclosed bath with a Mira electric overhead shower. An extractor fan and a radiator complete the space.



Externally

Stepping outside, the home benefits from a low-maintenance, west-facing rear garden, making it the perfect afternoon and evening sun trap. Fully enclosed by wooden fencing, the area is laid to a blend of patio and shingle, offering a great space for outdoor dining. A wooden garden shed is included for additional storage, while a handy rear gate offers direct, easy access out to the allocated parking space situated in the courtyard.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

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-floodrisk.service.gov.uk/risk#>

Services

Mains electricity, water and drainage 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.

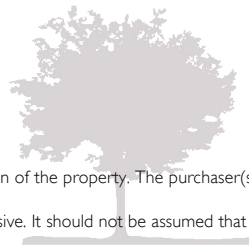
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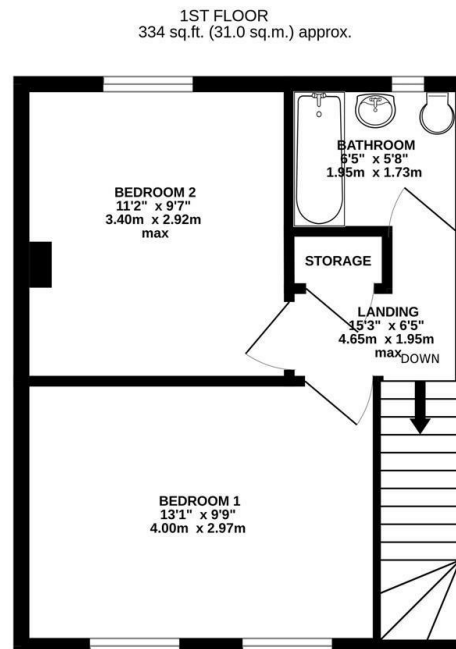
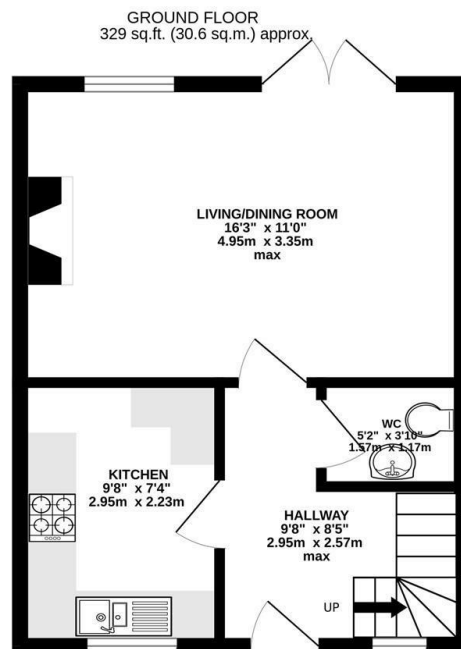


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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