



**Connells**

Dukes Avenue  
Dorchester



## Property Description

Situated in the ever-popular Fordington area of Dorchester, lies this three double bedroom end-terraced house. The property enjoys a snug lounge, dining room opening to modern fitted kitchen and conservatory, opening to courtyard garden on the ground floor. The first floor is home to a well-presented family bathroom and two double bedrooms with a staircase leading to a generous double bedroom with storage space on the second floor. There is access to on street parking nearby as well as access to local amenities.

## Ground Floor

### Entrance Hall

The double glazed front door leads into the entrance hall with a radiator, stairs leading to the first floor and doors leading to the lounge and the dining room.

### Lounge

10' 10" x 9' 3" ( 3.30m x 2.82m )

A door leads from the entrance hall into the lounge with a double glazed bay window to the front aspect, a feature fireplace, a television aerial socket and a telephone point.

### Dining Room

11' 7" x 11' 5" ( 3.53m x 3.48m )

A door leads from the entrance hall into the dining room with an understairs cupboard, a feature fireplace, a double glazed window to the rear aspect and a doorway leading to the fitted kitchen.

### Kitchen

11' 6" x 7' 4" ( 3.51m x 2.24m )

A doorway leads into fitted kitchen from the dining room with a range of wall and base units with worksurfaces over, an electric hob with a gas hob and a cookerhood over, a stainless steel sink and drainer, plumbing for a washing machine, the gas boiler, an extractor fan, a double glazed window to the rear aspect and a door leading into the conservatory.

### Conservatory

9' 2" x 6' 4" ( 2.79m x 1.93m )

A door leads from the kitchen into the conservatory which has a pair of double glazed patio doors which lead onto the rear garden.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing with doors to the bathroom and to bedrooms 1 and 2. Stairs lead up from the first floor landing to bedroom 3.

### Bedroom 1

14' 10" x 9' 3" ( 4.52m x 2.82m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, a radiator, a feature fireplace, a television aerial socket and a built in wardrobe.

### Bedroom 2

11' 5" x 9' 4" ( 3.48m x 2.84m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect, a radiator, a television aerial socket and a feature fireplace.

### Bathroom

7' 8" x 7' 4" ( 2.34m x 2.24m )

A door leads from the first floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator, a double glazed window to the rear aspect and an extractor fan.



## Second Floor

### Bedroom 3

Stairs lead up to the second floor where a door leads into bedroom 3 which has a double glazed window to the front aspect a radiator and built in wardrobes and storage.

### Outside Space

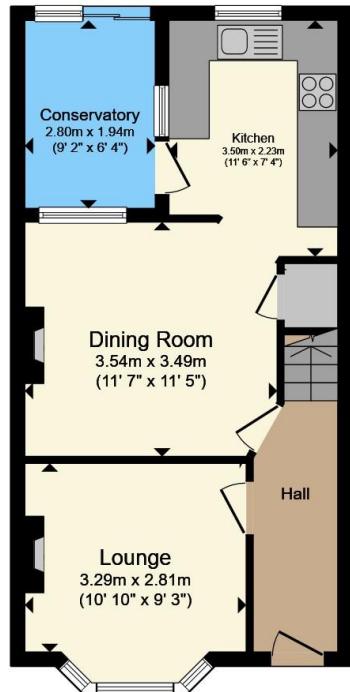
### Rear Garden

Patio doors from the conservatory lead onto the rear courtyard garden with areas laid to a patio and gravel with flower borders allowing for a table and chairs for alfresco dining and further benefiting from a brick built barbecue.

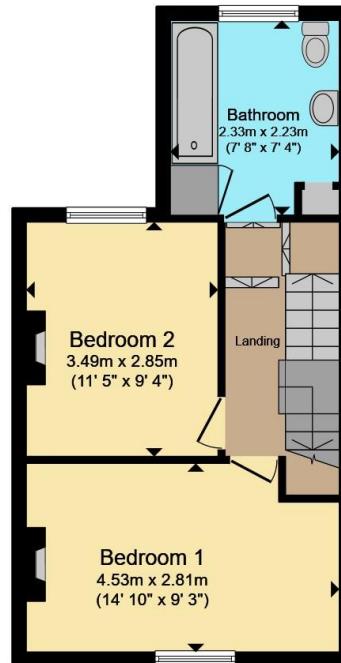








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 105.9 m<sup>2</sup> (1,140 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01305 266 755**  
**E** [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)

3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/DCH309573](http://connells.co.uk/Property/DCH309573)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at** [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: DCH309573 - 0003