PARKERS

01305 340860

Independent Property Consultants and Valuers

Brownes Place, Dorchester

Asking price £235,000

Found in an Area of Outstanding Natural Beauty, this two-bedroom mid-terrace home is located in the sought-after village of Frampton. The ground floor layout comprises an open-plan kitchen and living space, alongside a downstairs WC and utility room. Upstairs, the property features two bedrooms and a family bathroom. Externally, the home benefits from a good-sized, gated front courtyard and a tiered, enclosed rear garden. Shared parking is available on a first-come, first-served basis. EPC Rating C.

2 Brownes Place, Frampton, Dorchester, DT2 9TJ

Situation
The property is located in the charming and tranquil village of Frampton, which lies within an area of Outstanding Natural Beauty, yet is only 6 miles north-west of Dorchester, the County Town of Dorset, which offers a vast range of amenities, the County hospital and train links to London and Bristol. The village itself is surrounded by beautiful countryside, scenic walking routes and open green spaces. The village offers a welcoming community atmosphere and a local amenity including an active village hall, a church and a garage situated on the outskirts.

Entrance
On approaching this charming home, enter via a wooden gate that opens onto the patioed courtyard that leads to the part-glazed front door. On entering, you are welcomed into a hallway that features attractive wood-effect flooring that flows seamlessly into the living area. The hallway houses a storage heater and stairs ascending to the first floor. Accessed via the hallway, the ground floor WC and utility room is positioned to the front, comprising a wash hand basin and a WC, while providing valuable additional plumbing and space for white goods like a washing machine.

Open-Plan Kitchen / Living Space
The true heart of the home, perfectly designed for entertaining, is the open-plan ground floor living space. The kitchen area is fitted with sleek wall and base-level units with wood-effect work surfaces over. Thoughtfully designed, the integrated appliances include an eye-level double electric oven, a 4-ring electric hob with a stainless steel splashback and cooker hood, a fridge/freezer, and a dishwasher. Wood-effect flooring completes this area and flows seamlessly into the living space. From here, a spacious under-stairs cupboard provides excellent storage solutions. There is plenty of space for furniture and an abundance of natural light filling the room, courtesy of spectacular bi-fold doors that open entirely to the rear decking, beautifully enhancing the indoor-outdoor living experience.

1st Floor
Carpeted stairs lead to a central landing with access to two built-in storage cupboards, both bedrooms and the family bathroom.

Bedrooms
The primary bedroom is tastefully decorated and spacious, featuring a generous built-in wardrobe and an abundance of natural light courtesy of the rear-aspect window overlooking the enclosed rear garden. The second bedroom is a bright, front-facing room, also featuring a built-in wardrobe, finished with neutral decor and carpeted flooring. An electric storage heater completes both rooms.

Family Bathroom
The bathroom is tastefully designed, equipped with a modern suite including a panel-enclosed bath with an overhead shower attachment, a wash hand basin, and a WC. The room is complemented by fully tiled walls, an extractor fan, a front-facing double-glazed window, and a wall-mounted storage unit above the sink.

Externally
Located immediately to the front of the property are two unallocated, first-come, first-served parking spaces, consistently utilised by the current owners. On approaching the home, you are greeted by an enclosed, brick-laid courtyard garden secured by wooden fencing and an entry gate. To the rear is a tiered outdoor retreat, starting with a decked area directly off the living room bi-fold doors. A shingled stone path runs alongside the space, leading up to the top tier section, which is perfect for outdoor seating and dining. The garden features an outdoor tap, external lighting, and a power point. The fully enclosed fencing offers privacy, with a rear gate opening onto an alleyway directly behind the village playpark.

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.
Electric central heating is metered and is top up as you go.

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

Tel: 01305 211970

Council tax band B.

Mobile and Broadband
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

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-landtax/#!/intro

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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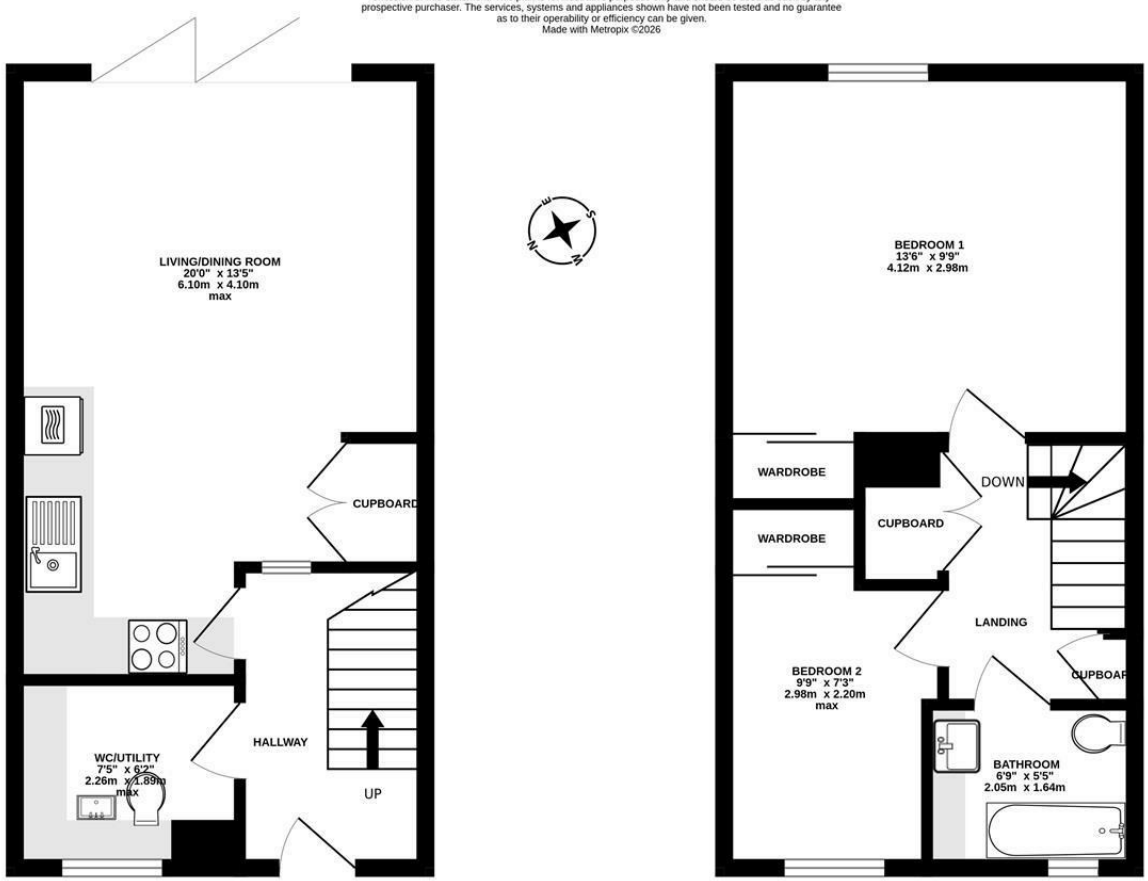
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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