







31 Balmoral Crescent  
Dorchester, DT1 2BN

**Asking Price £275,000 Freehold**

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## 31 Balmoral Crescent

Dorchester, DT1 2BN

A two bedroom end of terraced house located on the popular Fordington Fields on the outskirts of Dorchester and approximately a mile from Dorchester Town Centre. Internally the property has been updated in recent years and offers upvc double glazed windows, gas central heating plus modern kitchen and bathroom. there is an enclosed garden to the rear plus one off road parking space to the front. Offered for sale vacant with no forward chain

**Living Room**  
14'7" x 12'7" (4.45 x 3.85)

**kitchen Diner**  
3.82 x 2.54  
Fitted with modern units offering a sink unit set into worktops with drawers and cupboards below, wall mounted cupboards, space for fridge freezer, washing machine and cooker

**Landing**  
Airing cupboard

**Bedroom 1**  
11'5" x 9'7" (3.48 x 2.93)  
Recess for wardrobe

**Bedroom 2**  
11'9" x 6'9" (3.59 x 2.06)

**Bathroom**  
Fitted with modern white suite with a shower bath with screen wash hand basin with cabinet below and WC, chrome towel radiator

**Gardens**  
Small garden area to the front, enclosed garden to the rear

**Parking**  
One off road parking space to the front

**Council Tax**  
Band B with Dorset Council





### Utility Supplies

Mains gas, electric, water and drainage are connected

### Flood Risk

Very low from rivers sea or surface water

### Phone and Broadband signal strength and coverage

O2 & Vodafone are strong signal, 3 is average & EE is poor signal

TV, Sky & BT are available Virgin is not available

Broadband estimated standard 14 mbps superfast 81 mbps ultrafast 1800 mbps

### Construction

Traditional cavity construction with brick and rendered elevations under a pitched roof

### Legal 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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



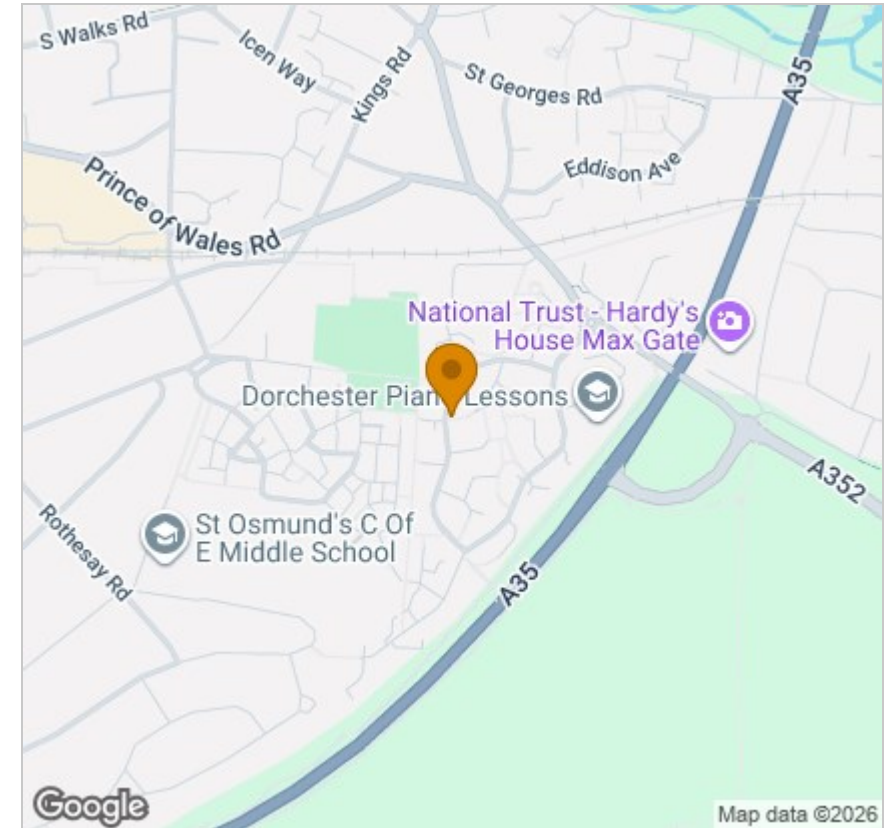
## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph

