



Evie Place, Dorchester, DT1 1NJ
Asking Price Of £395,000 Freehold


MARTIN&CO

- NO ONWARD CHAIN
- Spacious three-bedroom townhouse
- Accommodation arranged over three floors
- Impressive 25' top-floor principal bedroom
- Principal bedroom with en-suite shower room
- Generous lounge overlooking the rear garden
- Well-equipped fitted kitchen

NO ONWARD CHAIN – SPACIOUS THREE-STOREY TOWNHOUSE WITH PRINCIPAL BEDROOM SUITE, PRIVATE GARDEN & PARKING

Offered for sale with no onward chain, this well-proportioned three-bedroom townhouse provides versatile accommodation arranged across three floors, complemented by an enclosed rear garden and allocated off-road parking.

Conveniently positioned within easy reach of the town centre, the property offers an appealing combination of generous living space and practical modern accommodation, making it well suited to families, couples,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



first-time buyers or those looking for additional space to work from home.

The ground floor opens into an entrance hallway with access to a useful cloakroom/WC. The kitchen measures approximately 15'4" x 8'0" and provides an extensive range of fitted cabinetry, work surfaces and appliance space.

To the rear is the 15'3" x 10'7" lounge, providing a comfortable main reception room with access towards the garden, creating a natural connection between the indoor and outdoor living spaces.

The first floor provides two well-proportioned bedrooms. The larger measures approximately 15'3" x 12'9", while the second extends to approximately 13'4" x 8'3". Both are served by the family bathroom.

A particular feature of the property is the entire top floor, which is dedicated to an impressive principal bedroom. Measuring approximately 25'0" x 11'11" at

maximum dimensions, the room offers substantial and versatile accommodation beneath characterful sloping ceilings, together with its own en-suite shower room. This creates an excellent private principal suite away from the remaining bedrooms.

Outside, the property benefits from an enclosed rear garden, providing space for outdoor seating, entertaining and everyday family use. Gated access leads towards the property's allocated parking, adding further convenience.

The property is situated within convenient reach of the town centre and its range of shops, amenities, leisure facilities and transport connections.

Combining three-storey accommodation, three bedrooms, two bathrooms plus a WC, private garden, allocated parking and no onward chain, this is a spacious and versatile home worthy of an internal viewing.

ENTRANCE HALL

CLOAKROOM

KITCHEN 15' 4" x 8' (4.67m x 2.44m)

LOUNGE 15' 3" x 10' 7" (4.65m x 3.23m)

FIRST FLOOR LANDING

BEDROOM 15' 3" x 12' 9" (4.65m x 3.89m) Max measurements. Irregular shaped room.

BEDROOM 13' 4" x 8' 3" (4.06m x 2.51m) Max measurements. Irregular shaped room.

BATHROOM

SECOND FLOOR

BEDROOM 25' x 11' 11" (7.62m x 3.63m) Max measurements. Irregular shaped room. Some sloping



ceilings.

ENSUITE SHOWER ROOM





All measurements are approximate and for display purposes only

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