



Salisbury Street  
Dorchester



PARKERS  
PROPERTY CONSULTANTS & VALUERS





This wonderful, Grade II Listed, end of terraced property features an abundance of character and is nestled within the centre of Dorchester. The property boasts a wealth of accommodation comprising of a sitting room, kitchen/breakfast room, dining room, four bedrooms, family bathroom and shower room. Externally, the property offers a fully enclosed, walled garden with a westerly facing aspect.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.





Entrance to the property is via a wooden door, leading through to the tiled porch area, providing the ideal space to decant and store outdoor wear. From there an internal door leads to the sitting room.

There are two reception rooms in the property, currently utilised as a sitting room and dining room. The spacious sitting room features two front aspect windows and an exposed red-brick chimney breast with open fireplace. The dining room provides a versatile space with a useful under-stair storage cupboard and double doors to the kitchen/breakfast room. The room also allows access to the ground floor WC.

The Kitchen is fitted with a range of base units with granite worksurfaces over. Integral appliances include a 1 ½ bowl sink and drainer, Neff double oven, five-ring John Lewis gas hob with extractor hood over and space provided for further appliances. The room further offers direct access to the garden and is finished with tiled flooring throughout.

Stairs rise to the first floor where a bedroom and family bathroom are situated.

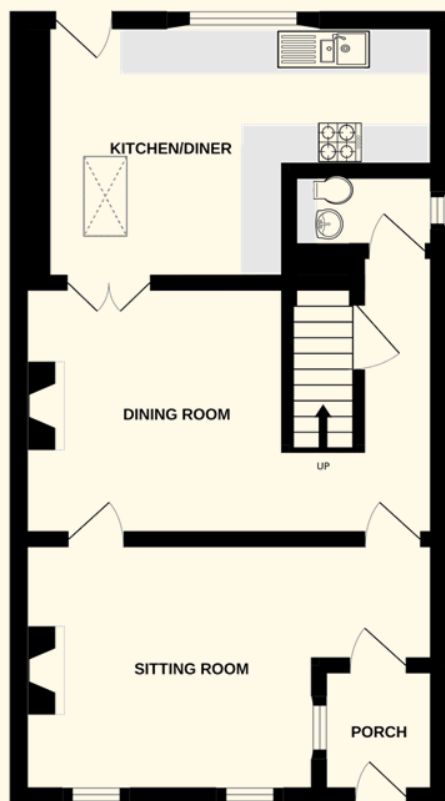
The luxurious family bathroom is fitted with a modern suite consisting of a central free-standing bath, corner shower cubicle, WC, wash hand basin with vanity storage below and two fitted storage options. The room is finished with an attractive, exposed brick wall, tiled flooring and tiled wall closest to the shower.

The main bedroom is situated on the first floor of the property, benefitting from three front aspect windows, a fitted wardrobe and sizeable dimensions.

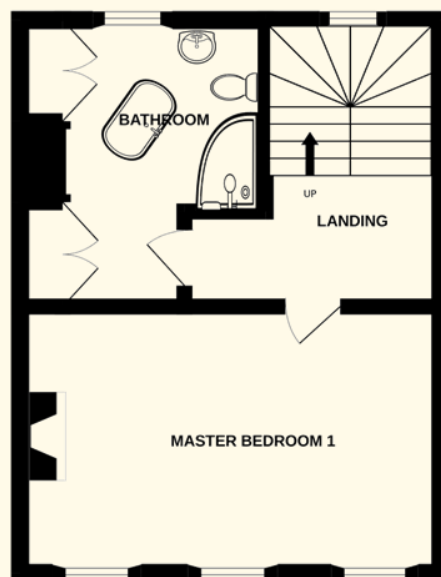
Stairs rise to the second floor where the remaining bedrooms and shower room are situated. The three bedrooms are all double in size and all benefit from either a front or rear aspect window.

Externally, there is an enclosed and fully walled rear garden, with a westerly facing aspect and a selection of mature shrubs and plants. An area of patio abuts the property.

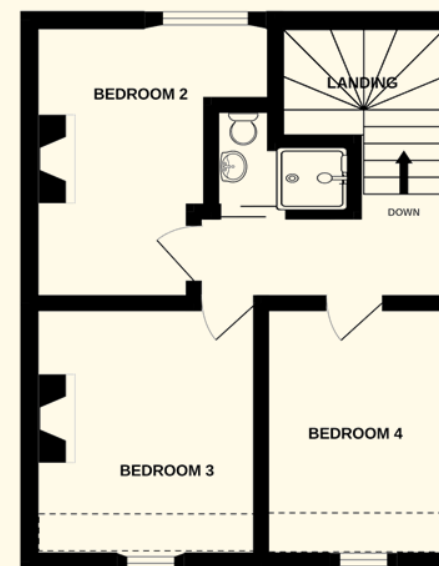
**GROUND FLOOR**  
630 sq.ft. (58.6 sq.m.) approx.



**1ST FLOOR**  
457 sq.ft. (42.5 sq.m.) approx.



**2ND FLOOR**  
447 sq.ft. (41.5 sq.m.) approx.



**TOTAL FLOOR AREA:** 1534 sq.ft. (142.5 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.  
Made with Metropix ©2023

### Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band is D.



### Room Dimensions:

Sitting Room	5.77m x 3.53m (18'11" x 11'07" max)
Kitchen/Breakfast Room	4.85m x 3.05m (15'11" x 10'00" max)
Dining Room	5.77m x 3.96m (18'11" x 13'00" max)
Bedroom One	5.59m x 3.63m (18'04" x 11'11")
Bedroom Two	3.48m x 3.38m (11'05" x 11'01" max)
Bedroom Three	3.53m x 3.18m (11'07" x 10'05")
Bedroom Four	2.92m x 2.49m (9'07" x 8'02")

**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.