



Alexandra Road

Dorchester

OIEO £360,000



PARKERS

PROPERTY CONSULTANTS & VALUERS



This renovated and improved, terraced home is ideally situated within close proximity to Dorchester town centre and within a designated conservation area. The modern property offers accommodation comprising a sitting room, kitchen, utility room, dining room, conservatory, four bedrooms, family shower room and ground floor WC. Externally, the family home further offers an enclosed, good-size rear garden. EPC rating D.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



A front door opens onto a porch that provides the ideal space to decant and store outdoor wear. From there, a further door leads to a hallway with ‘Camaro’ flooring that continues throughout the ground floor.

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a front aspect bay window. The room is finished in modern décor and features a central biofuel stove. An opening lead through to a separate and stylish dining room. The contemporary kitchen is well-appointed and fitted with a range of wall and base level units with worksurfaces over and splashback. There is a ‘Caple’ 1 ½ bowl sink and drainer, and space is allocated for appliances. A door leads to the utility and ground floor WC. The rear aspect conservatory is a offers further versatility and enjoys direct access onto the rear garden.

Stairs rise to the first floor where all four bedrooms and the shower room are situated. All bedrooms benefit from natural light gained via either a front or rear aspect window, whilst bedrooms two and three offer fitted storage. The family shower room is fitted with a modern suite comprising a shower, WC and pedestal wash hand basin set into a vanity unit. The room is partly tiled with wood effect flooring.

Externally, the property benefits from an enclosed, rear garden, predominately laid to lawn with an area of paved patio abutting the property. Additionally, there is a bike storage unit and purpose-built office/studio with bi-fold doors, power and lighting.

Agents Notes:

Please note that the solar panels on the property are owned outright and include a battery system.

There is also a right of way for foot passengers through and over the passageway leading from the rear of the property into Alexandra Road.

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

The council tax band is C.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

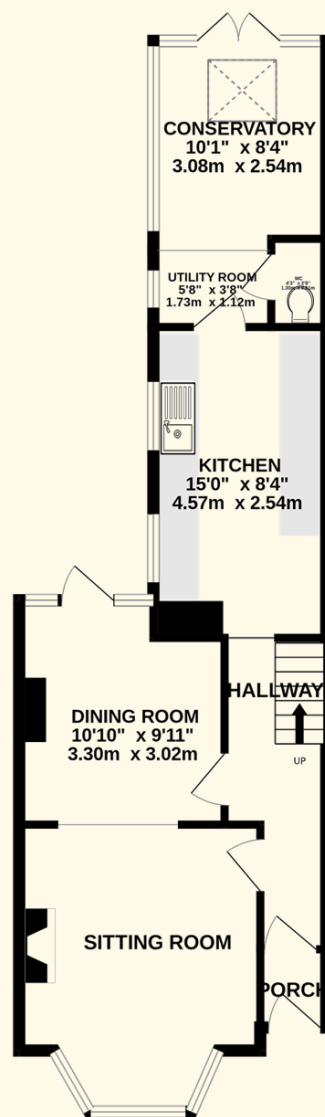
Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

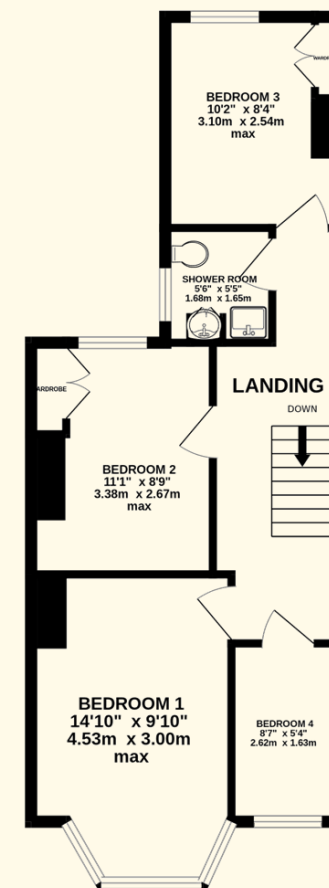
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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