

336 sq.m. (31.3 sq.yd.) approx.

433 sfr (40.4 sfr) appox.

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# P A R K E R S

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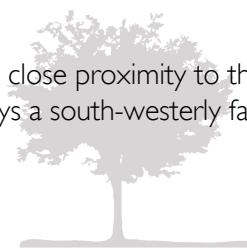
Independent Property Consultants and Valuers



## Lorne Road, Dorchester

Asking price £300,000

This characterful, end of terrace home is ideally situated in Dorchester, within close proximity to the town, hospital and further amenities. Accommodation includes two reception rooms, kitchen, two bedrooms and bathroom. The property additionally enjoys a south-westerly facing rear garden. EPC rating D.



**Situation**

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

**Accommodation****Entrance**

A wooden part-glazed entrance door takes you through to the property's hallway with a set of stairs rising to the first floor and access granted to the reception rooms.

**Reception Rooms**

The first reception room features a front aspect bay window and fireplace housing an electric fire with brick surround. The second reception room offers good-size dimensions, with a rear aspect window and central fireplace with open fire, stone surround and mantle.

**Kitchen**

The kitchen has been fitted with a range of neutral and modern 'shaker style' wall and base level units with worksurfaces over, tiled splashback and tiled flooring. Integral appliances include an eye-level oven and grill, fridge-freezer and four-ring gas hob. Space is allocated for a washing machine.

**Bedrooms**

Both bedrooms are double in size and receive plentiful natural light via either a front or rear aspect window. Bedroom one further benefits from fitted wardrobes.

**Bathroom**

The family bathroom has been furnished with a suite comprising a panel enclosed bath, corner shower cubicle, WC and wash hand basin with vanity storage below. The room is complete with wood-effect flooring and part-tiled walls.

**Outside**

The garden receives a sunny south-westerly facing aspect, with a selection of seating areas, lawn and patio. Furthermore, there are two timber sheds offered and a rear access pedestrian gate.

**Flood Risk**

Surface Water - Low Risk

Rivers and the Sea - Very Low Risk

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

**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 C.

**Viewings**

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860

**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.