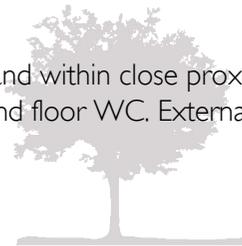




Caesar Green, Dorchester

This terraced property is situated in the sought after location of Castle Park and within close proximity to well received local schools. Accommodation includes a sitting room, kitchen and separate utility room, three bedrooms, family bathroom and ground floor WC. Externally, there are front and rear gardens, an attached garage and parking for a bike/boat. EPC rating D.

Asking price £270,000



Situation

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 beautiful rural countryside. Dorchester offers both 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 well received and very popular with those in and around the Dorchester area. Doctors, dentist's 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, as well as regular bus routes to nearby communities.

Accommodation

Ground Floor

Entrance

A paved path with a well-kept front garden to the side, leads to a part-glazed front door. From there you are taken through to a porch area, creating the perfect place to decant and store outdoor wear. A door leads to the hallway where access can be gained to all ground floor rooms, ground floor WC and two storage cupboards.

Sitting Room 4.37m x 4.11m (14'04" x 13'06")

Presented in neutral tones, the front aspect sitting room offers a good-sized space with wood-effect flooring throughout.

Kitchen 4.06m x 2.69m (13'04" x 8'10")

The comprehensively fitted kitchen has wood-effect flooring throughout and is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a four-ring hob with extractor hood over, oven, washing machine and fridge freezer. A rear aspect window provides an outlook onto the garden and allows natural light to enter the room.

Utility Room 2.67m x 2.46m (8'09" x 8'01")

The separate utility room provides additional worksurfaces, storage cupboard and space for a tumble dryer. An internal door leads to the attached garage.

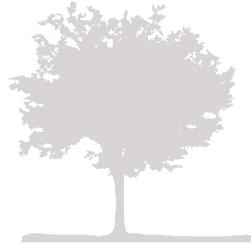
First Floor

Bedrooms

There are three bedrooms at the property, two with fitted storage and double in size and all benefitting from a front or rear aspect window allowing plentiful natural light.

Bedroom One 4.06m x 3.96m max (13'04" x 13'00" max)

Bedroom Two 3.96m x 2.97m max (13'00" x 9'09" max)



Bedroom Three 2.62m x 2.18m (8'07" x 7'02")

Bathroom

The family bathroom is furnished with a modern suite consisting of an enclosed bath with shower attachment over, WC and wash hand basin with vanity storage below. The room is finished with wood-effect flooring throughout.

Outside

Externally, the property benefits from a rear and front garden with shrubs and plants to the front. The rear garden has an area of patio and lawn and is provided with gated access. There is also an attached garage and parking for a bike/boat.

Services

Mains electricity, water and drainage are connected. Night storage heaters are fitted in living room, hallway and landing. There are panel heaters fitted in each bedroom.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band is B.

Viewings

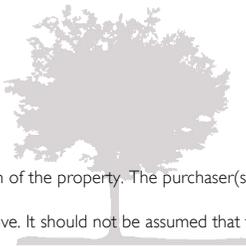
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



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.

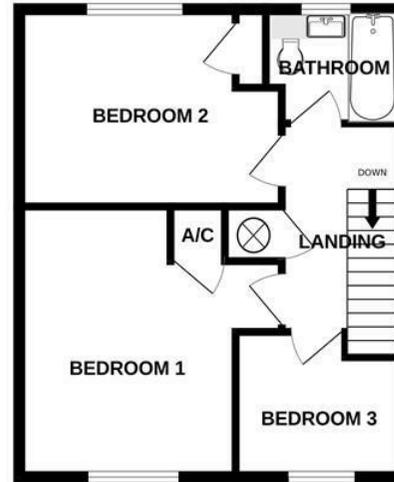




GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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