



Lucetta Lane, Dorchester

Situated within the sought-after Thomas Hardy development in Dorchester, is this well-presented, two-bedroom terraced home. The property is double glazed throughout and further offers a spacious reception room, modern shower room, and convenient ground floor WC. Externally, the home benefits from a low-maintenance, enclosed rear garden and one allocated parking space. EPC rating C.



Asking price £275,000

Situation

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

Accommodation

Ground Floor

Entrance

An entrance door leads to the property's hallway, with access granted to all ground floor rooms, including the WC.

Sitting Room

The property features a good-sized sitting room, complete with oak flooring and a designated area suitable for a stand-alone fire. There's space for dining furniture if desired and a set of French doors open outwards onto the garden.

Kitchen

The kitchen is fitted with a range of white wall and base level units with worksurfaces over and splash back. Integral appliances include a single oven and four-ring hob.

First Floor

Bedrooms

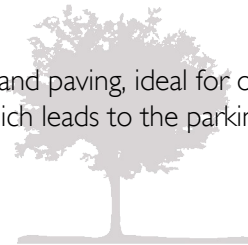
Both bedrooms at the property are double in size and benefit from plentiful natural light via either a front or rear aspect window.

Shower Room

The shower room has been newly fitted and renovated, with a suite comprising a walk-in shower, WC and wash hand basin with vanity storage below. The room is finished with tiled flooring and the majority of walls are also tiled.

Outside

The rear garden is designed for low maintenance, with a combination of decking and paving, ideal for outdoor seating and minimal upkeep. It also includes a lockable storage shed and rear gated access which leads to the parking space.



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>

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#>

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is B.



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.

