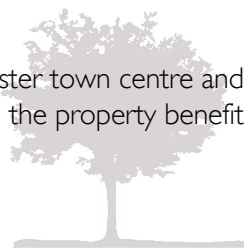




Maumbury Road, Dorchester

This two-storey, end-of-terrace house is located in close proximity to Dorchester town centre and lies within a designated conservation area. Accommodation includes two reception rooms, a kitchen, three bedrooms, and a shower room. To the rear, the property benefits from a south-westerly facing garden, offering a pleasant outdoor space. EPC rating E.



Asking price £250,000

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.

Entrance

A part-glazed wooden door opens into the property's hallway, with access granted to the principal ground floor accommodation and under-stairs storage cupboard which houses the consumer board.

Ground Floor

On the ground floor, the property offers two good sized reception rooms. The front room features a bay window that adds character and natural light, while the second reception room enjoys a garden outlook, making it a versatile living or dining space. The galley-style kitchen is fitted with a range of wall and base level units with work surfaces over, along with allocated space for appliances. From the kitchen, there is access to both the garden and the shower room. The shower room comprises a corner shower, a wash hand basin, and a separate WC.

First Floor

On the first floor, there are three bedrooms. Two of the bedrooms are double in size, with one benefiting from fitted storage and the other housing the airing cupboard/boiler.

Outside

Outside, the garden is mainly laid to paving, with an additional area of shingle. There is pedestrian side gated access for convenience, along with a greenhouse and a shed—complete with power—offering useful storage and potential for a workshop.

Agents Notes

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

Please note there is a trainline to the rear.

The seller advises there is a right of way for neighbours, over the rear of No.19s garden, to access their own, although advises it is currently disused with the exception of potentially window cleaning.



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 and superfast broadband are available.

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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

Services

Mains electricity, water and drainage are connected. Electric storage heaters.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

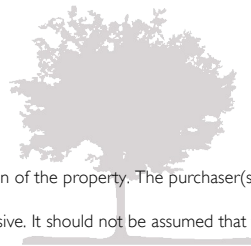
The council tax band is C.



Important notice. Parkers notify that:

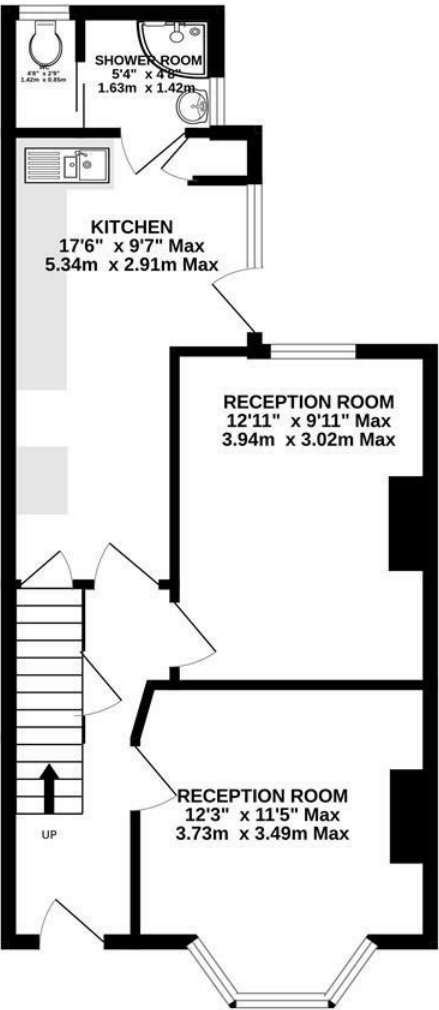
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

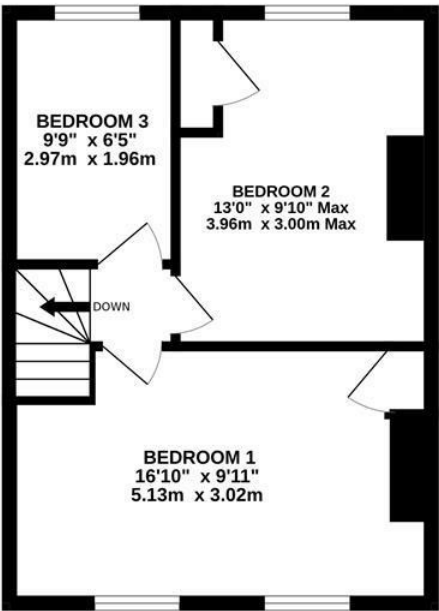




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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