



## Queens Avenue, Dorchester

Ideally located on the sought-after Queens Avenue in Dorchester, Melcombe house offers a share of freehold ground floor apartment with its own private entrance, offering two double bedrooms with built-in wardrobes, a well-appointed bathroom, and excellent storage throughout. The property further benefits from a private south-facing rear garden, off-road parking, and a garage.



Asking price £260,000



### Situation

Melcombe house is situated within a sought after area of Queens Avenue in 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.

### Entrance

Entrance to the property is via a pathway surrounded by mature trees and shrubs. The path leads you to a welcoming porch featuring a laminate wooden floor and a front-aspect window, providing a practical space for coats and shoes while allowing plenty of natural light.

### Hallway

The porch opens into the hallway, where access is given to all rooms and benefits from a good sized storage cupboard, a large front aspect window allows light into the space.

### Living Room

The living room is a generously sized and comfortable space with dual aspect windows providing plentiful natural light and a glazed door that opens into the rear garden. The room benefits from a gas fire, creating a warm and inviting focal point, ideal for relaxing or entertaining. The room is finished with carpet and neutral tones.

### Kitchen

The kitchen features a double aspect, allowing plentiful natural light and is fitted with base level units and worksurface over, offering a practical layout. The kitchen includes a built-in Lamona hob and oven, stainless steel sink with mixer tap, space for freestanding appliances and access to the boiler. Vinyl flooring complete the room.

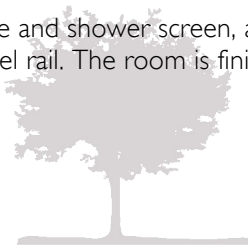
### Bedrooms

Bedroom one is a well-proportioned double room with a rear-aspect window offering pleasant views. The room benefits from a fitted cupboard with shelving, providing useful storage while maintaining a spacious feel.

Bedroom two is also a good sized double with a front-aspect window allowing plenty of natural light. The room features a fitted cupboard with shelving, making it a versatile space, suitable as a bedroom or home office.

### Bathroom

The bathroom is comprised of a panelled in bath with a wall mounted shower above and shower screen, a low level W/C and hand wash basin with mixer tap and built in vanity storage beneath, extractor fan and towel rail. The room is finished with part tiled walls and vinyl flooring, a large front facing window allows in plenty of light.



### Garden

To the rear, the property boasts a good-sized, south-facing garden, mainly laid to lawn with an area of patio abutting the property, an ideal spot for garden furniture to enjoy sunlight throughout the day. The garden is encompassed by a fence and has a variety of mature plants and shrubs, perfect for gardening, entertaining or relaxing.

### Agents notes

Terms of the leasehold are 999 years from 1 January 2005

We are advised that there is no management agency or fee for this property.

Buy-to-Let purchases are not permitted for this property.

### Broadband and Mobile Service

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

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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

DT1 1XJ

Council tax band C

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

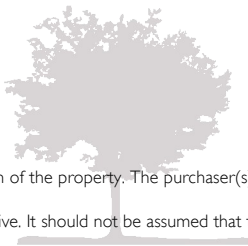
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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 730 sq.ft. (67.9 sq.m.) approx.

TOTAL FLOOR AREA: 730 sq.ft. (67.9 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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