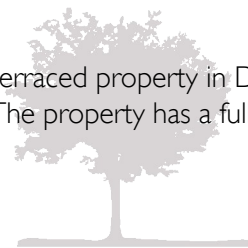




## Eddison Avenue, Dorchester

OFFERED WITH NO FORWARD CHAIN is this delightful three bedroom terraced property in Dorchester. This well-positioned home offers accommodation including kitchen, reception room, ground floor WC, three bedrooms and a family bathroom. The property has a fully enclosed low-maintenance rear garden. EPC rating C.



Price guide £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

### Entrance

Entrance to the property is via a path to the front door with storm porch over. There is variety of mature plants and shrubs offering an attractive approach.

### Hallway

The front door opens onto the property hallway with stairs to the first floor and access to all ground floor rooms. A cupboard provides storage.

### Kitchen

The front aspect kitchen is fitted with a range of wall and base level units with worksurface over. There is a 1 1/2 bowl stainless steel sink, oven with electric hob and extractor over and space for appliances. The room is finished with a wood effect flooring and it received plentiful natural light via a generous front aspect double-glazed window.

### Reception Room

The reception room, presented in neutral tones, is a generous size with electric fire with brick mantle. The room offers ample space for both dining and sitting room furniture and has a rear aspect double-glazed window overlooking the garden.

### Rear Hall and WC

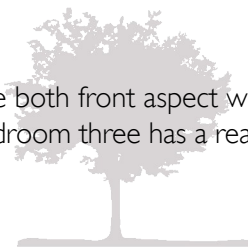
From the hallway, a door leads to a rear hall offering access to the garden and also to the ground floor WC facilities.

### First Floor

Stairs rise to the first floor landing where access to all rooms is granted.

### Bedrooms

There are three bedrooms offered at the property. Bedrooms two and three are both front aspect with views towards the surrounding countryside. There are fitted storage solutions to bedroom two. Bedroom three has a rear aspect and also boasts fitted storage.



### Bathroom

The bathroom is fully tiled with a white suite comprising wash hand basin, WC and panel enclosed bath. A rear aspect opaque window gives natural light to the room.

### Rear Garden

The fully enclosed rear garden is low maintenance and has a storage shed and gated rear access.

### Broadband and Mobile Coverage

For up-to-date information please visit <https://www.signalchecker.co.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

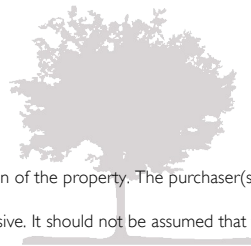
We are advised that the council tax band is C.



Important notice. Parkers notify that:

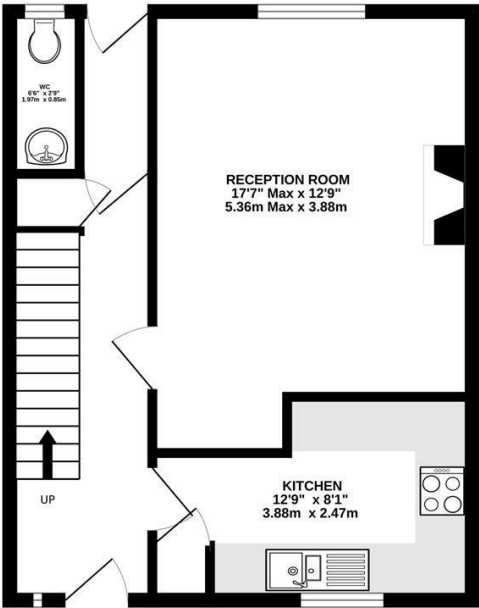
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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

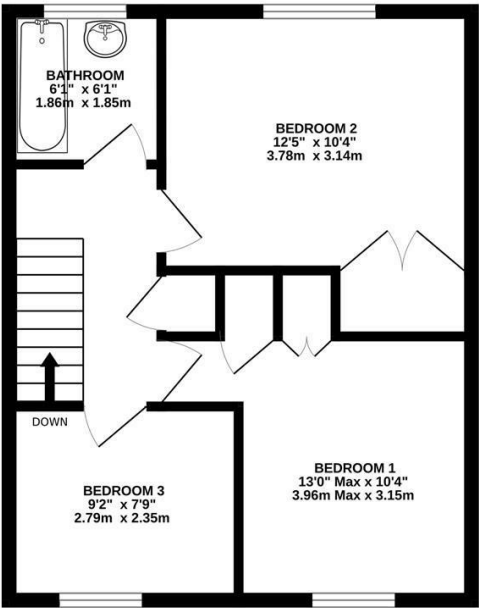




GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 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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