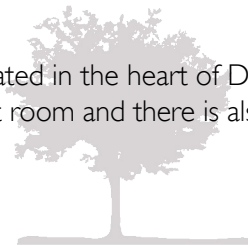




## Icen Way, Dorchester

OFFERED WITH NO ONWARD CHAIN is this three bedroom home, situated in the heart of Dorchester and within a designated conservation area. Further accommodation includes a good-size sitting room, kitchen, shower room and ground floor wet room and there is also a courtyard rear garden. EPC rating E.



Offers over £200,000

### Situation

The county town of Dorchester is steeped in history and set amongst beautiful 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. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. 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.

### Accommodation

#### Entrance

An entrance door leads through to a porch area, which creates an ideal space to decant outdoor wear. From there, an opening leads into the sitting room.

#### Sitting Room

The sitting room features exposed wooden beams and receives plentiful natural light gained via a front aspect window. There is also a central coal effect gas fire with decorative surround and mantle.

#### Kitchen

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Space is allocated for appliances and the room leads through to a inner hall with fitted cupboard and there is also a door which gives direct access to the garden.

#### Wet Room

Located to the rear of the property, is the ground floor wet room, furnished with a walk-in shower, WC, heated towel rail and wash hand basin with vanity storage below. The room is complete with part-tiled walls and tiled flooring.

### First Floor

#### Bedrooms one and three

Bedrooms one and three are situated on the first floor of the property, both double in size, whilst bedroom three houses the property's central heating boiler.

#### Shower Room

The shower room is fitted with a suite comprising a corner shower cubicle, WC, a pedestal wash hand basin and heated towel rail. The room offers part-tiled walls and laminate flooring.

### Second Floor



### Bedroom One

A private set of stairs leads directly in to the principle bedroom, which benefits from good-size dimensions and enjoys natural light via a front aspect window.

### Flood Risk

Surface water – Low risk.

Rivers and the sea – Very low risk.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

### Services

Mains electricity, water and drainage are connected.

Gas fired central heating.

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

The council tax band is C.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

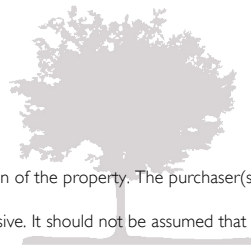
Tel: 01305 340860



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.

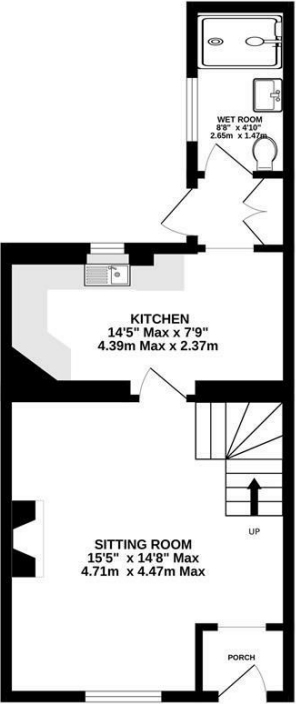
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



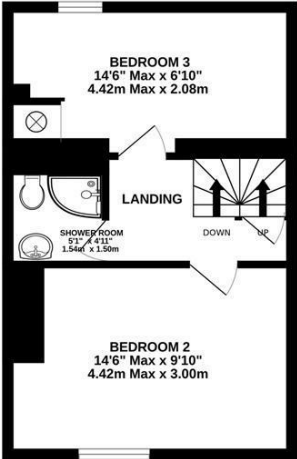




GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



ICEN WAY

TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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2ND FLOOR  
216 sq.ft. (20.1 sq.m.) approx.

