



Lime Close  
Dorchester  
£415,000



OFFERED WITH NO FORWARD CHAIN, this delightful two-bedroom detached timber-frame constructed bungalow is tucked away in a peaceful cul-de-sac in the heart of Dorchester, just off Queens Avenue. Well-positioned and offering comfortable single-storey living, the accommodation comprises an entrance porch, welcoming hallway, spacious reception room, fitted kitchen, bright conservatory, two bedrooms, and a family shower room. The property has been well maintained and benefits from a number of recent improvements, including a replacement roof with new tiles, fascias and guttering, together with an updated gas-fired heating system. Externally, the property enjoys a generous plot with an extended rear garden, a single garage, ample driveway parking for multiple vehicles, and attractive, low-maintenance gardens to the front and rear. EPC rating D.

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.

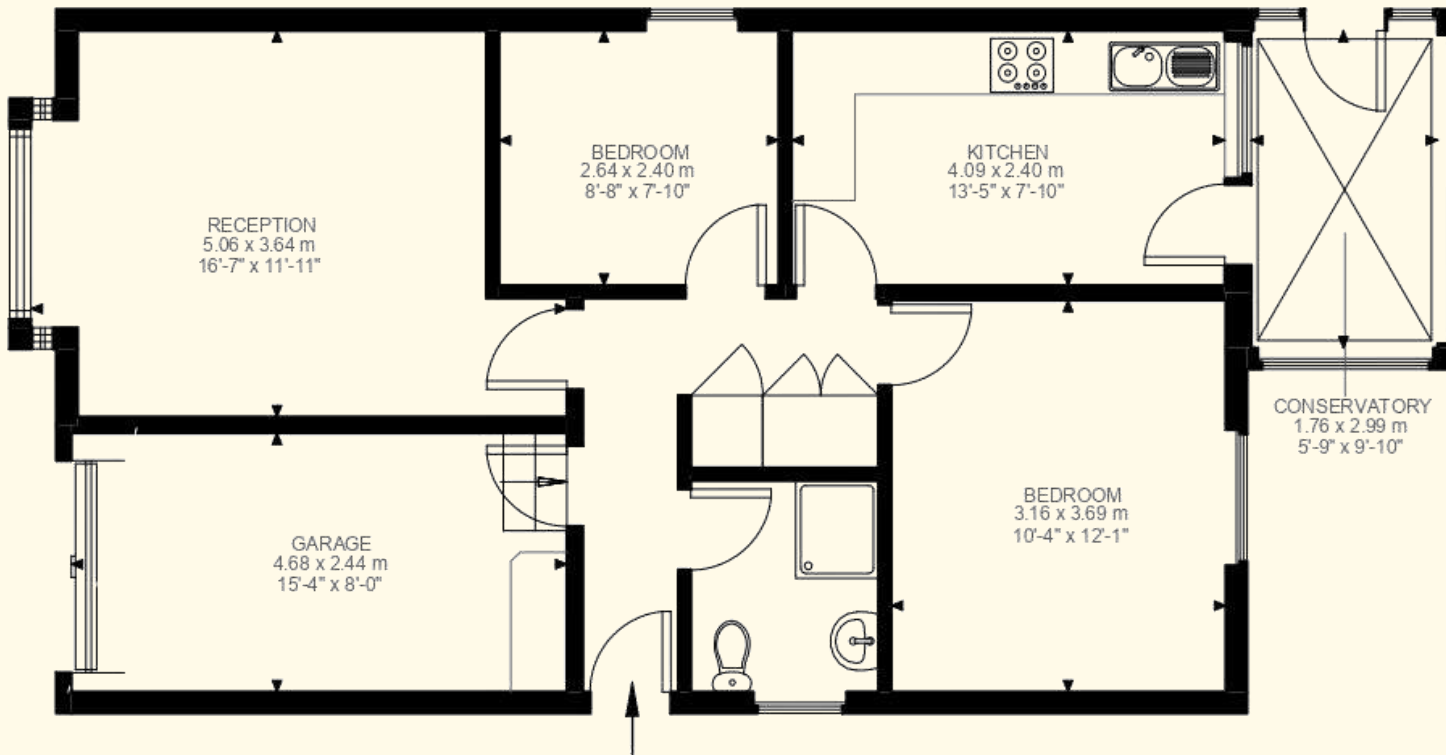


Entrance to this lovely home is via a generous walled driveway, offering parking for multiple vehicles and benefitting from a gated entrance for added security. The front garden is neatly presented and low maintenance, with a pathway and a mature shrub and tree found on either side. A partially glazed door opens into a useful porch, providing the perfect space to store outdoor clothing and footwear before entering the property's hallway. From here, access is granted to all principal rooms, as well as a door leading into the single garage, which benefits from an up-and-over door, power, and lighting. A generous storage cupboard provides excellent additional storage.

The kitchen is fitted with a range of modern white wall and base units with work surfaces over. Space and plumbing are available for appliances, and a rear-aspect door opens into the conservatory. From here, double doors provide direct access to the rear garden. Further accommodation includes a generous reception room, featuring a front-aspect bay window. The room is tastefully presented in neutral tones and fitted with carpet.

There are two bedrooms. Bedroom One is a good-sized double room enjoying a rear aspect, while Bedroom Two is a comfortable single room with a side aspect. The family bathroom is fitted with a suite comprising a spacious walk-in shower with an electric shower, a wash hand basin, and a WC. The room is finished with laminate flooring and fully tiled walls.

The rear garden is a good size and has been thoughtfully designed for ease of maintenance. An area of lawn adjoins the patio, which abuts the property and provides an excellent space for outdoor furniture and entertaining. Mature plants and hedging border the garden, creating a private and attractive outdoor space. A useful gate provides access to the front.



Ground Floor  
679 ft<sup>2</sup>

**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.

**Lime Close, DT1**

Approximate Gross Internal Area  
**63.10 SQ.M / 679 SQ.FT**  
(EXCLUDING GARAGE)  
GARAGE: 12.50 SQ.M / 135 SQ.FT  
INCLUSIVE TOTAL AREA 75.60 SQ.M / 814 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

**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

Council Tax Band D.

**Broadband:**

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

Mobile phone service varies dependent upon your provider.

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-floodrisk.service.gov.uk/risk#>

**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>