



Gladiator Green
Dorchester
£280,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A spacious three-bedroom home situated in the popular Castle Park area of Dorchester. Offering three double bedrooms, a good-sized lounge, kitchen, ground floor WC, family bathroom, useful workshop area and single garage, the property provides versatile accommodation. In need of modernisation throughout, this is an ideal doer-upper offering excellent scope for a buyer to update and personalise the property to their own taste. Outside, there is a low-maintenance courtyard garden, driveway parking and a front area suitable for planting. EPC rating D.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of 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. The beautiful Borough Gardens are a short walk away, as is Brewery Square, a focal point of the town. This vibrant area offers a number of shopping and eating facilities with a central open space hosting several events throughout the year.



Enter through the porch into the hallway, providing access to all ground floor accommodation. There are two useful built-in storage cupboards. There is a good-sized lounge offering generous space for comfortable living. The kitchen is fitted with a range of wall and base-level units, stainless steel sink and drainer, with space for a washing machine and fridge freezer. There is a useful ground floor WC with wash hand basin. At the end of the hallway is a versatile workshop area, with sliding doors opening onto the rear garden and an internal door leading into the single garage.

Stairs rise to the first floor, where there are three well-proportioned double bedrooms, two of which benefit from built-in storage. The bedrooms offer good potential for modernisation and reconfiguration to suit individual requirements. The family bathroom includes a panel-enclosed bath, WC and wash hand basin, with partly tiled walls.

To the rear is a low-maintenance courtyard garden, with a rear gate providing access to the driveway. The property also benefits from a single garage with an up-and-over door and power. To the front is an area suitable for planting, offering scope to create an attractive front garden.

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#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.

Services:

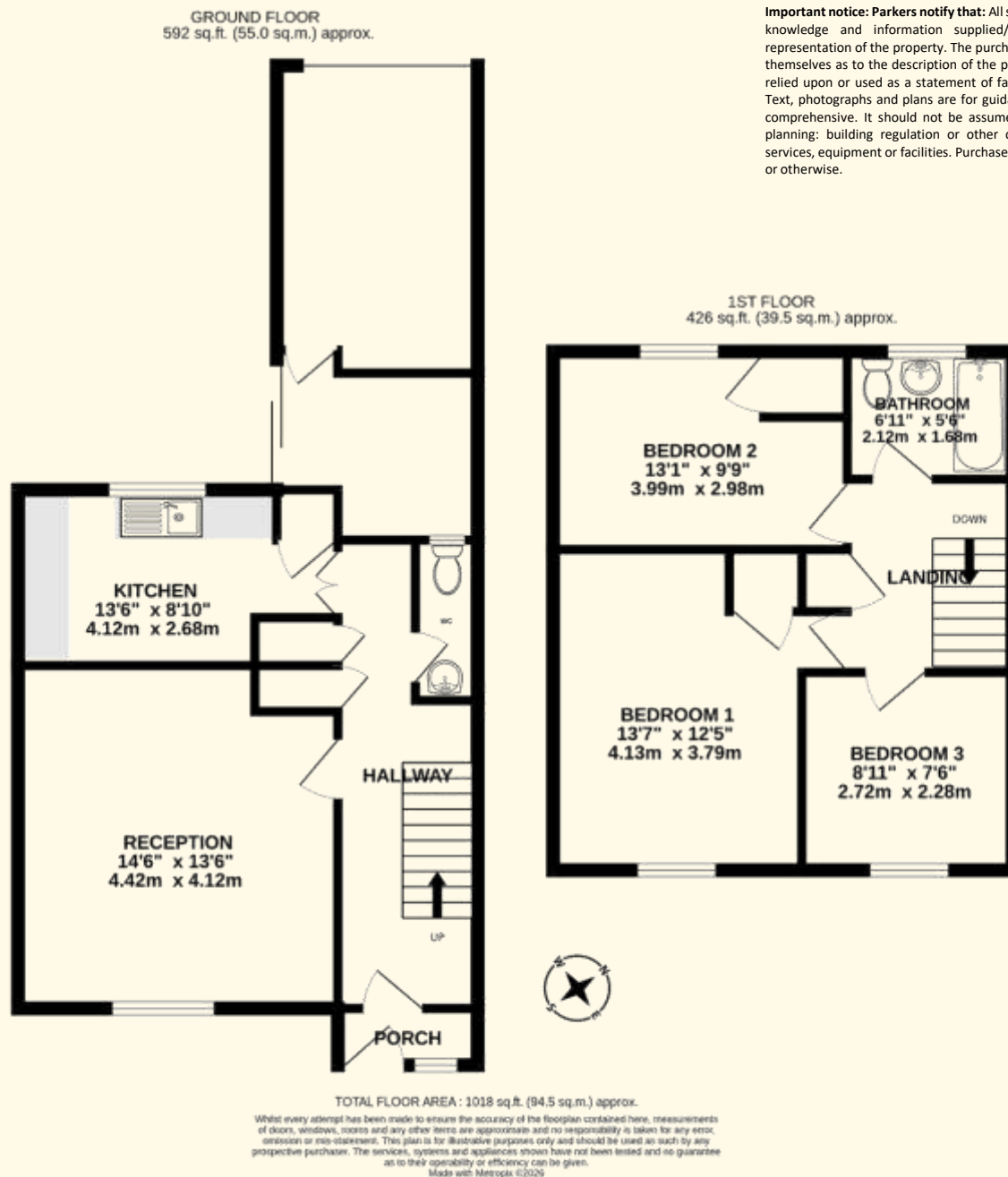
Mains electricity, water and drainage are connected.
Electric storage heaters.

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.