



Alfred Road  
Dorchester



Situated close by to Dorchester town centre is this end of terrace family home with accommodation including a rear aspect kitchen, open plan sitting and dining room, sunroom with direct access to the garden, four bedrooms and family bathroom. Externally, the property benefits from an enclosed rear garden with lockable storage. EPC rating TBC.

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 the property is via a part glazed UPVC door which takes you through to a small porch area. A further internal door takes you through to the property's hallway where the attractive Herringbone effect flooring continues through to the open plan reception spaces.

The dining room area allows ample space for a table and chairs and sliding doors give access to the sun room. A large opening leads through to the front aspect sitting room featuring a characterful fireplace with surround and mantle.

The kitchen is fitted with a range of modern wall and base level units with worksurfaces over, tiled splashback and tile-effect flooring throughout. There is space provided for appliances.

The sunroom adds further living accommodation to the property with direct access to the garden.

A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. A useful storage cupboard is also located on the landing.

There are four bedrooms at the property, two double in size and two singles. All bedrooms are presented in neutral tones and benefit from a front or rear aspect windows allowing plentiful natural light to enter the rooms.

The stylish family bathroom is fitted with a modern suite including a panel enclosed bath with shower attachment, WC and wash hand basin with vanity storage below. There is plentiful natural light, a heated towel rail and part tiled walls.

Externally, the property enjoys a good size, enclosed rear garden, mainly laid to lawn with a rear patio abutting the rear of the property. There is side access and paved path leads to a storage space to the rear.

**Agents Notes:**

Please note there is a right of way over the path that runs adjacent to the left of the property.

**Broadband and Mobile Service:**

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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#>

**Services:**

Mains electricity, water and drainage are connected.

Gas fired central heating.

**Local Authorities:**

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970.

Council tax band C.

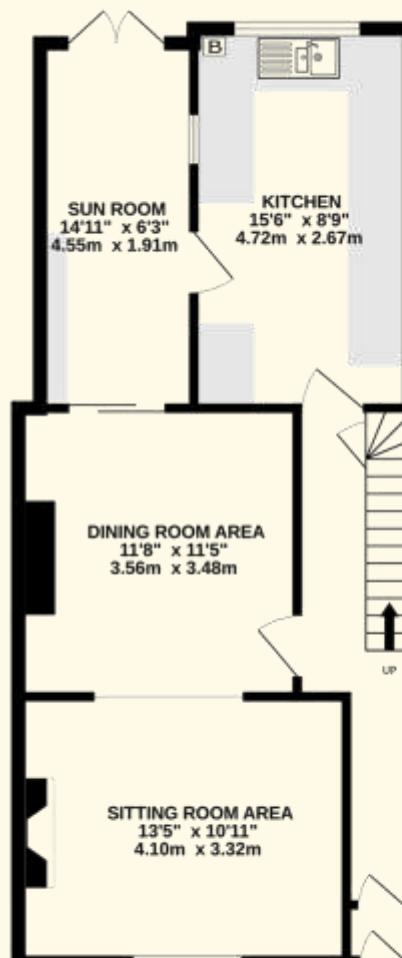
**Stamp Duty:**

Stamp duty is likely to be payable on this property dependent upon your circumstance.

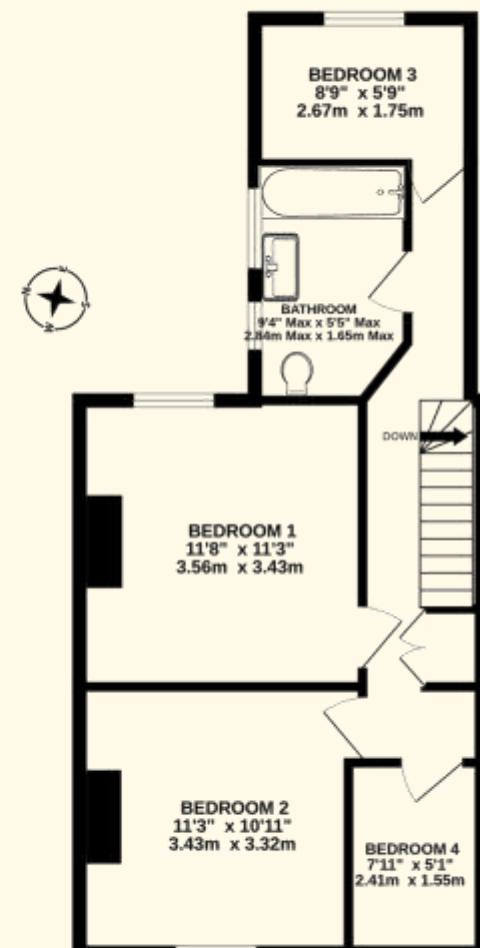
Please visit the below website to check this.

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

GROUND FLOOR  
505 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. These plans are for guidance purposes only and should not 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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**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.