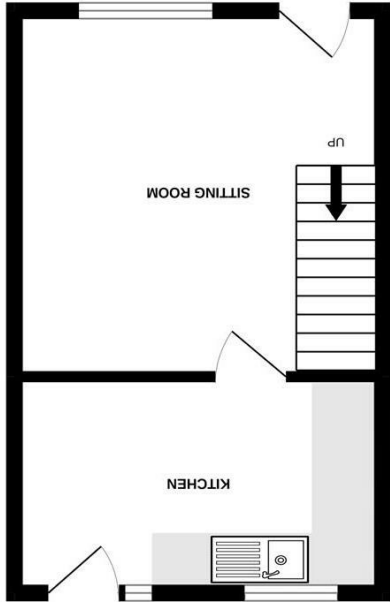


1ST FLOOR
268 sq. ft. (24.9 sq.m.) approx.



GROUND FLOOR
268 sq. ft. (24.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission to this statement. This plan is 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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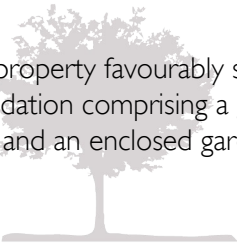
Independent Property Consultants and Valuers



Holloway Road, Dorchester

Price guide £240,000

OFFERED WITH NO FORWARD CHAIN - A two bedroom end of terrace property favourably situated within the popular residential area of Fordington, close to Dorchester Town Centre. The property is well presented throughout and offers accommodation comprising a generous sitting room, a well appointed kitchen, two bedrooms and a tastefully fitted family bathroom. In addition, the property benefits from off road parking and an enclosed garden to the rear. EPC rating C.



Situation

The property is situated in Fordington, an attractive and much sought after residential area conveniently located for access to the town centre with its shops, eateries and supermarkets. Dorchester South and Dorchester West train stations are located in the town and provide mainline train services to London Waterloo and Bristol Temple Meads. The County Town provides a number of highly regarded schools and is in the school catchment area, and within walking distance, of Manor Park First school and St. Osmund's Middle school. Being in close proximity to rural footpaths, there are outstanding walking and riding opportunities across the surrounding countryside and along the World Heritage Jurassic Coastline.

Accommodation**Entrance**

Via a part glazed door to:

Sitting room 13'00 x 13'00

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a front aspect double glazed window. Stairs rise to the first floor and there is a door leading to:

Kitchen 13'00 x 7'08

The kitchen is well appointed, fitted with a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. There is a stainless steel sink unit with drainer. Space is provided for appliances. The room is finished with tiled splash back and tiled flooring. Natural light is gained via a rear aspect double glazed window and a part glazed door which provides direct access to the garden.

First Floor**Bedrooms**

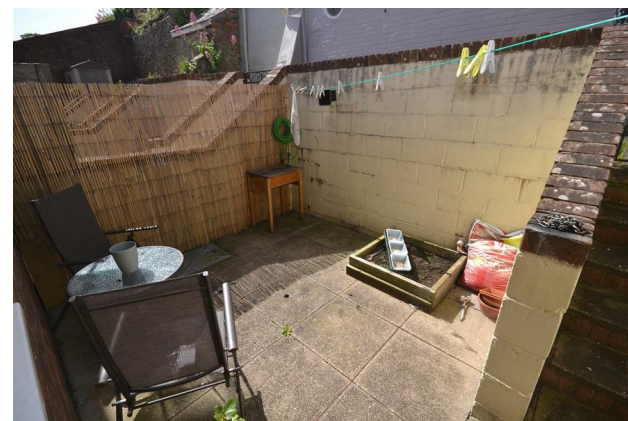
Both bedrooms benefit from fitted wardrobes and gain natural light via a double glazed window offering either a front or rear aspect.

Bedroom One 9'07 x 9'01**Bedroom Two 9'03 x 6'04****Bathroom**

The bathroom is tastefully fitted with a suite comprising a low level wc, a pedestal wash hand basin and a panel enclosed bath with shower attachment over. The room is finished with fully tiled walls and offers a rear aspect double glazed opaque window that provides the room with natural light.

Outside

Externally there is an enclosed courtyard garden to the rear with rear pedestrian access gate.

**Parking**

There is an allocated off road parking space

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

We are advised that 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.