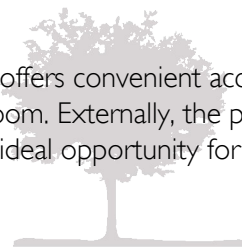




## Cromwell Road, Dorchester

Situated in the heart of Dorchester town centre, this one-bedroom property offers convenient access to a range of local amenities, shops and transport links. The accommodation comprises a main living area, fitted kitchen, double bedroom and family bathroom. Externally, the property benefits from a small lawned front garden and enclosed gravelled area, useful outdoor storage and a numbered allocated parking space, making it an ideal opportunity for first-time buyers or those seeking a conveniently located home. EPC rating C.



Asking price £160,000

### Situation

Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. 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.

### Description

Upon entering the property through the entrance porch, an internal door leads into the ground-floor accommodation. The main living area benefits from a large double-glazed window to the front, allowing plenty of natural light, alongside LVT flooring.

The kitchen is fitted with a range of wall and base units, a stainless steel sink with drainer, and space for an oven and washing machine. A door leads to a useful, good-sized storage cupboard with space for a fridge freezer.

Stairs rise to the first floor, where there is a double bedroom and a family bathroom. The bathroom comprises a panel-enclosed bath with shower attachment, WC and wash hand basin, complemented by laminate flooring and partially tiled walls.

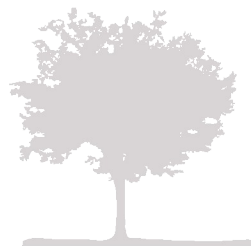
Externally, the property benefits from a small lawned front garden, a useful outdoor storage cupboard and a separate enclosed gravelled area to the front. There is also one allocated parking space.

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council Tax Band A.



### 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.

For up-to-date information please visit: <https://checker.ofcom.org.uk>.

### Services

Mains electricity, water and drainage are connected.

Gas central heating.

### Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.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.

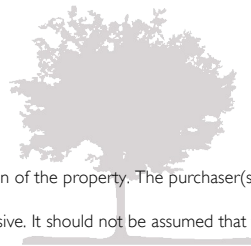
<https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#/intro>

### Videos and Photography

Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.

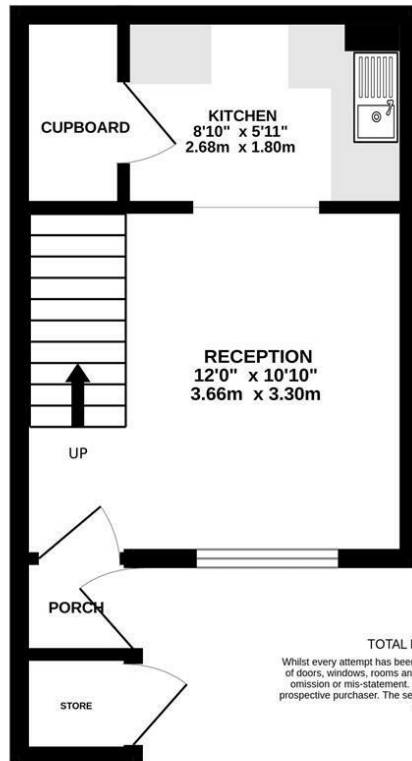
Important notice. Parkers notify that:

- 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.

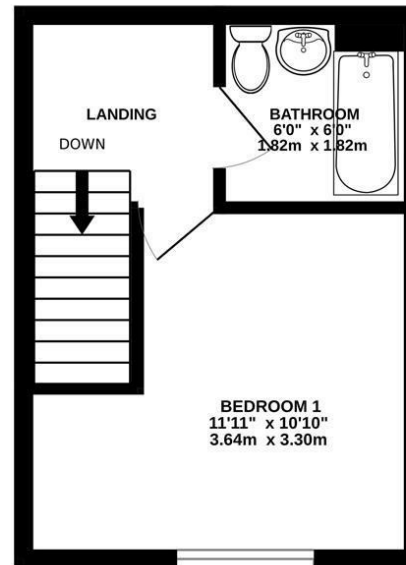




GROUND FLOOR  
221 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (39.0 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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