

Woodsford Road

Crossways Dorchester, DT2 8UU



Guide Price
£240,000 Freehold

Hull
Gregson
Hull



Woodsford Road

Crossways Dorchester, DT2 8UU

- No Onward Chain
- Allocated Off Road Parking
- Private Enclosed Westerly Garden
- Established Location
- Gas Central Heating
- Ideal First Time Buy Or Investment
- Well Presented
- Modern Fitted Kitchen
- Village Of Crossways
- Rear Access Available





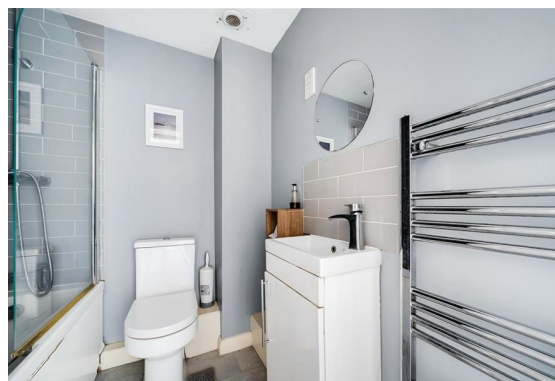
Offered with NO ONWARD CHAIN, Located in the sought-after village of CROSSWAYS, this attractive TWO DOUBLE BEDROOM mid-terrace home offers the perfect balance of COMFORT, CONVENIENCE and outdoor living. Whether you're taking your FIRST STEP onto the property ladder or looking for a ready-made INVESTMENT, the home provides bright, WELL MANITAINED accommodation with a stylish MODERN KITCHEN and a warm, welcoming feel throughout. Outside, the PRIVATE WEST FACING GARDEN is ideal for enjoying sunny afternoons, al fresco dining or entertaining friends, while the REAR ACCESS adds everyday practicality. With OFF ROAD PARKING for two vehicles and excellent access to DORCHESTER, LOCAL AMENITIES and the surrounding COUNTRYSIDE, this is a home that effortlessly combines VILLAGE LIFESTYLE with modern convenience.



Stepping through the front door, you are welcomed into an entrance hall with stairs rising to the first floor. From here, you are drawn into the spacious living room, a bright and inviting space that offers plenty of room for comfortable seating and entertaining. With its generous proportions and large front-facing window, it provides the perfect setting to relax at the end of the day or spend time with family and friends.

Positioned at the rear of the property, the modern fitted kitchen has been thoughtfully designed with a range of contemporary units, generous work surfaces and attractive natural slate flooring, combining style with practicality. A door leads directly out to the garden, creating a seamless connection between the indoor and outdoor spaces and making summer dining and entertaining effortless.

The first floor offers two well-proportioned double bedrooms and a family bathroom. The principal bedroom enjoys a pleasant outlook to the front of the property and provides ample space for bedroom furniture, while the second double bedroom overlooks the rear garden and offers excellent flexibility as a guest room, children's bedroom or home office.

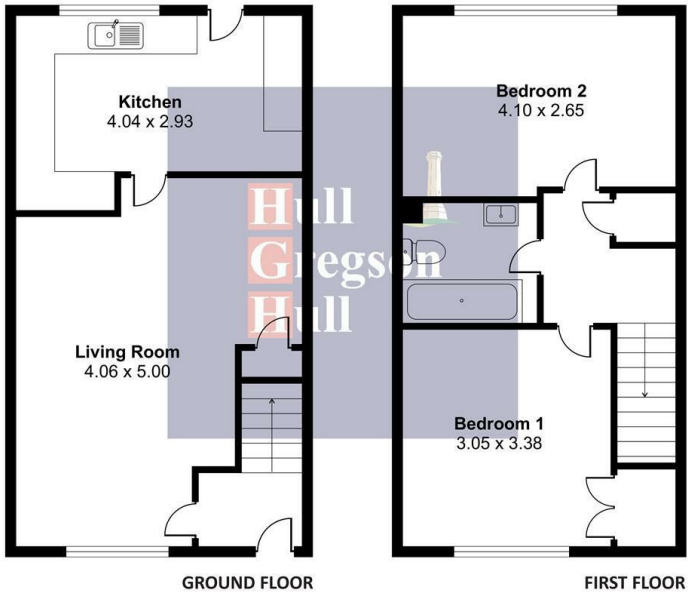


Outside, the property continues to impress with a private, enclosed west-facing rear garden, providing an ideal space to enjoy the afternoon and evening sunshine. Whether you're hosting a barbecue, relaxing with a book or creating a safe area for children or pets, the garden offers a wonderful extension of the living accommodation. Rear access adds further convenience, while an allocated driveway to the left-hand side of the property provides off-road parking for two vehicles, completing this superb home.

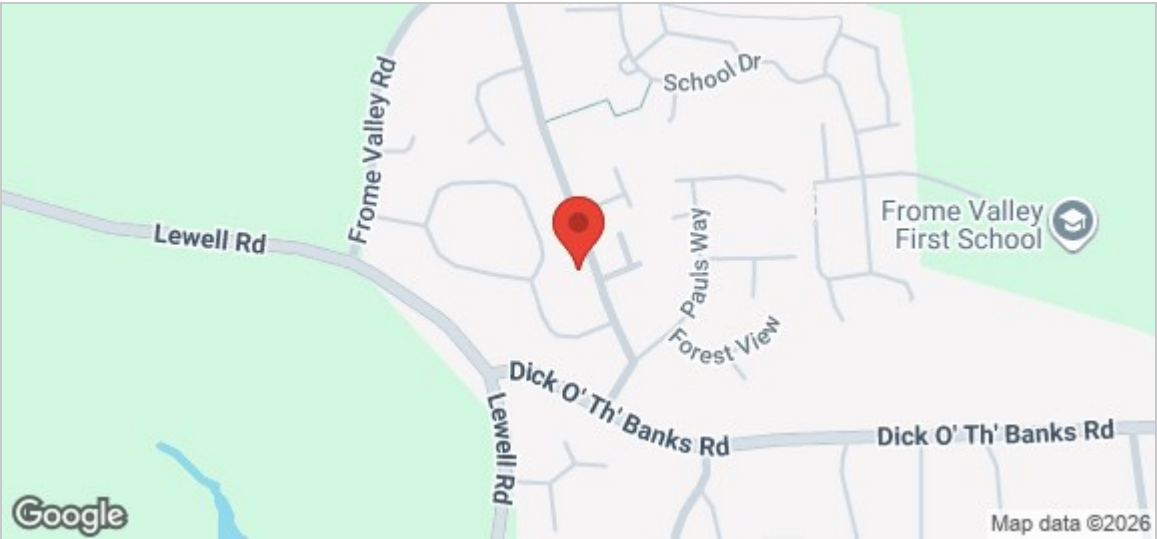


Woodsford Road, Crossways, DT2 8UU

Approximate Ground Floor Area =335.37 sq ft / 31.42 sq m
Approximate First Floor Area =316.91 sq ft / 29.69 sq m
Approximate Total Floor Area =652.28 sq ft / 61.11 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Lounge/Diner

16'4" x 13'1" (5.00 x 4.00)

Kitchen

13'3" x 9'7" (4.04 x 2.93)

Bedroom One

11'1" x 10'0" (3.38 x 3.05)

Bedroom Two

13'5" x 8'8" (4.10 x 2.65)

Bathroom

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terraced House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water.

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		75		(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			