


## Back Lane

Cerne Abbas Dorchester, DT2 7JW

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**Asking Price**
**£260,000 Freehold**

Hull Gregson Hull

# Back Lane

Cerne Abbas Dorchester, DT2 7JW

- Charming Three Bedroom Terraced Home
- Attractive Views Towards Cerne Abbas Church
- Cosy & Welcoming Feel Throughout
- Comfortable Living Room
- Kitchen With Space For A Small Breakfast Table
- Rear Parking Space & Garage In A Block
- Small Garden To Enjoy The Sunshine
- Beneficial Solar Panels
- Sought-After Historic Village Location
- Close To Beautiful Dorset Countryside & Scenic Walks

















Situated within the PICTURESQUE AND HISTORIC VILLAGE OF CERNE ABBAS, this charming THREE-BEDROOM TERRACED HOME offers a wonderful opportunity to enjoy village living, with ATTRACTIVE VIEWS towards the stunning Cerne Abbas Church. Full of character and boasting a COSY, WELCOMING FEEL THROUGHOUT, the property is READY TO MOVE INTO and would make an ideal FIRST-TIME PURCHASE, DOWNSIZING OPPORTUNITY OR INVESTMENT. Further benefits include SOLAR PANELS, adding an appealing energy-conscious feature to this lovely home.



The ground floor accommodation is thoughtfully arranged, with a welcoming entrance leading into a comfortable living room. This inviting space provides the perfect setting to relax and unwind, boasting a lovely homely atmosphere. The kitchen is positioned to the rear of the ground floor and offers practical worktop and cupboard space, together with room for a small breakfast table, creating a lovely spot for morning coffee or casual dining.

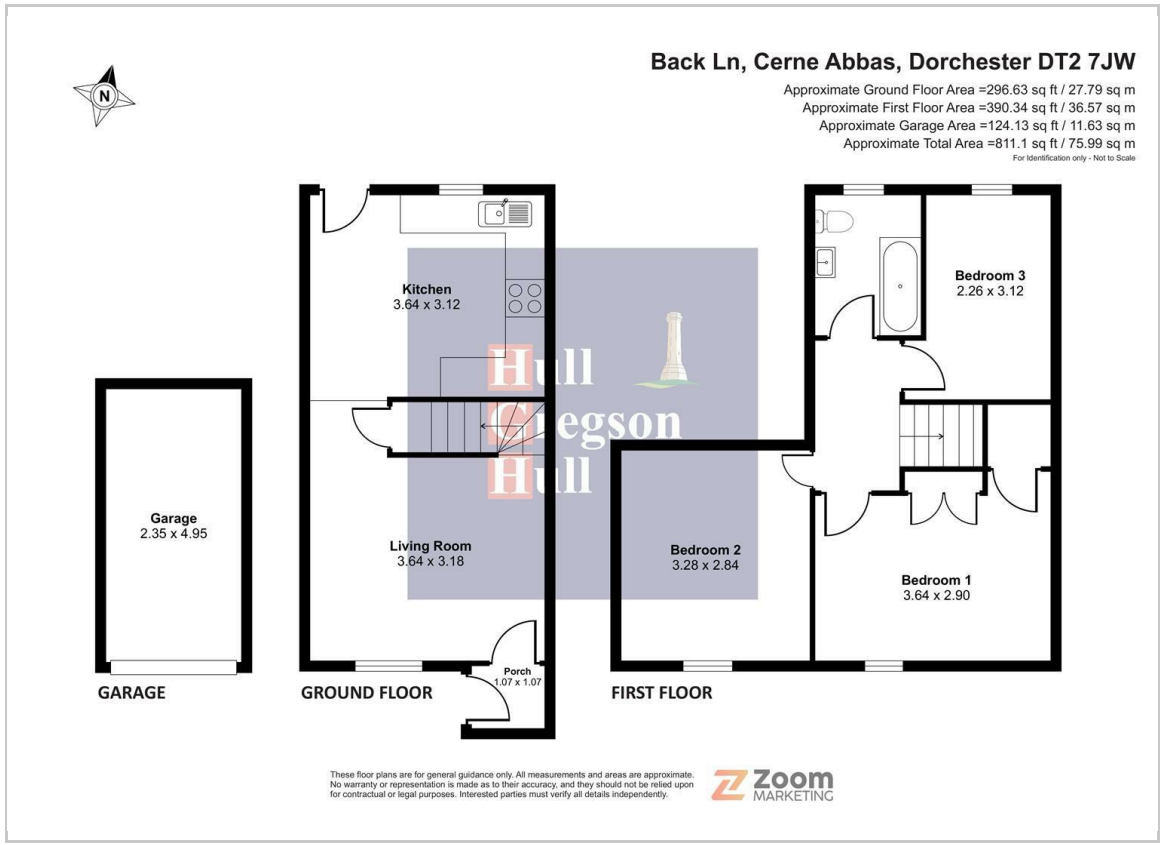
To the first floor are three bedrooms, providing flexibility for a growing family, visiting guests or those requiring a home office. The accommodation is complemented by a modern fitted bathroom, completing the internal layout and offering comfortable everyday living.

Externally, the property benefits from a small garden, providing a lovely spot to sit back and enjoy the sunshine during warmer months. A particularly useful feature is the parking space to the rear, alongside a garage situated within a nearby block, offering additional storage or vehicle accommodation.



An additional benefit of the property is the installation of solar panels, offering the potential to help reduce electricity costs and improve energy efficiency. This is a particularly appealing feature for buyers looking to enjoy the benefits of more energy-conscious living, whilst potentially helping to keep household running costs down.

Cerne Abbas is one of Dorset's most charming villages, renowned for its historic character, beautiful countryside and strong community atmosphere. The village offers a selection of local amenities, including a village shop, traditional public houses, a primary school and scenic countryside walks. The impressive parish church provides a wonderful focal point, whilst the famous Cerne Abbas Giant attracts visitors from far and wide. The nearby market town of Dorchester offers a wider range of shopping, leisure and transport facilities.







## Living Room
11'11" x 10'5" (3.64 x 3.18)

## Kitchen
11'11" x 10'2" (3.64 x 3.12)

## Bedroom 1
11'11" x 9'6" (3.64 x 2.90)

## Bedroom 2
10'9" x 9'3" (3.28 x 2.84)

## Bedroom 3
7'4" x 10'2" (2.26 x 3.12)

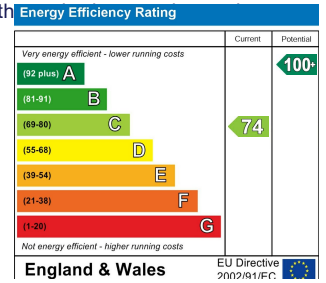
## Bathroom

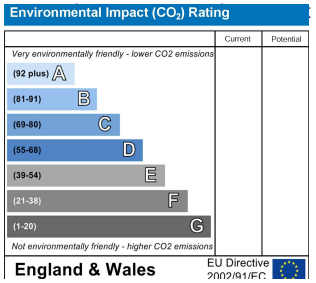
## Garage
7'8" x 16'2" (2.35 x 4.95)

## 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: Terrace House
Property construction: Standard Construction
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Mains
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

## 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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 th of the property.




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