

High East Street  
Dorchester, DT1 1HH

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Kitchen Style  
kitchens • Bedrooms • Home Offices  
Tel: 01305 251587

Kitchen Style  
of DORCHESTER LTD.  
Your Local High Street Showroom  
email: high@kitchenstylehull.com www.kitchenstylehull.com

tel: 01305  
251587

Asking Price  
£220,000 Leasehold

Hull  
Gregson  
Hull



# High East Street

Dorchester, DT1 1HH

- Beautifully-Presented Maisonette
- Set in the Heart of Dorchester Town Centre
- Two Double Bedrooms
- Thoughtfully Designed Kitchen Diner
- Cosy Well-Proportioned Living Room
- Family Bathroom & Separate WC
- Allocated Parking Space
- Private Garden Area
- Light & Airy Accommodation
- Located Close to Local Amenities
- Option to Sell with No Onward Chain





Set in the HEART OF DORCHESTER TOWN CENTRE, this BEAUTIFULLY-PRESENTED MAISONETTE is presented For Sale. The property boasts: A PRIVATE GARDEN AREA, TWO DOUBLE BEDROOMS; a THOUGHTFULLY-DESIGNED KITCHEN DINER as well as FAMILY BATHROOM and SEPARATE WC. This home offers LIGHT and AIRY ACCOMMODATION throughout with the handy addition of an ALLOCATED PARKING SPACE and is situated CLOSE TO LOCAL AMENITIES.

Stepping over the threshold, stairs ascend to the main living



accommodation. The property boasts plenty of flexible accommodation.

The thoughtfully-designed kitchen diner comprises traditional white base level and wall mounted units with granite effect worktops over as well as space for freestanding appliances. The room is neatly presented, hosting a pleasant outlook and space for a dining table: creating the perfect social environment.

This property also benefits from a spacious living room with feature fireplace. The room has a cosy ambience with feature stone fireplace and ample room for soft furnishings with sun rays pouring in from the large bright-aspect window.

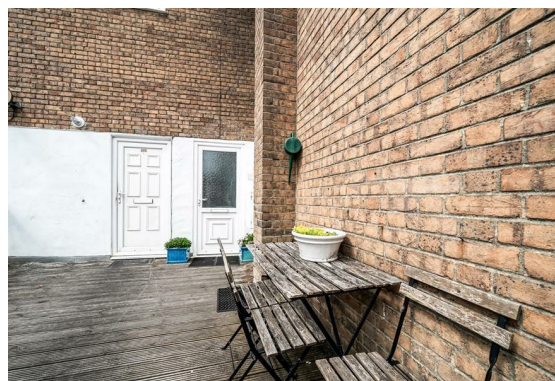
Bedroom Two sits adjacent to the living room, and is a well-proportioned double. The room hosts a feature fireplace in addition to built-in storage either side. Charming wooden floor brings a characterful feel to the space.

Usefully, the floor also hosts a family bathroom, separate WC and utility space.

The primary suite is a generous size, filling the top floor. The room boasts plenty of space, exonerated by high ceilings and sky light windows.

Externally the property benefits from access directly out to private decked garden area boasting a southerly aspect, creating a great space to enjoy an evening summer wine. An allocated parking space completes the accommodation.

The property presents a great opportunity for a starter home, downsize or investment opportunity with plenty of accommodation on offer.



### High East Street, Dorchester, DT1 1HH

Approximate Ground Floor Area = 81.97 sq ft / 7.68 sq m  
Approximate First Floor Area = 373.37 sq ft / 34.98 sq m  
Approximate Second Floor Area = 539.14 / 50.51 sq m  
Approximate Third Floor Area = 444.03 sq ft / 41.60 sq m  
Approximate Total Area = 1,438.51 sq ft / 134.77 sq m

For Identification only - Not to Scale

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

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.

**Kitchen**  
14'11" x 12'5" (4.55m x 3.81m)

**WC**

**Utility**

**Living Room**  
18'5" x 15'10" (5.63m x 4.83m )

**Bedroom Two**  
12'10" x 11'1" (3.92m x 3.38m)

**Bathroom**

**Bedroom One**  
23'1" x 19'7" (7.04m x 5.97m)

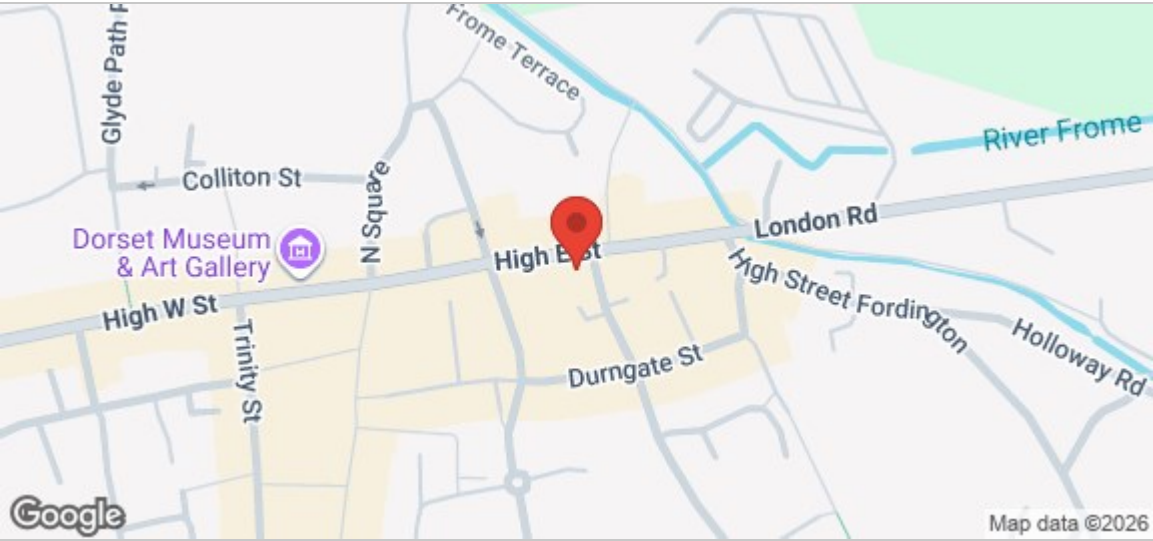
**Additional information**

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: Maisonette  
Property construction: Standard  
Tenure:  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas  
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. 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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |