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FOR SALE

28 GLADIATOR GREEN

Gladiator Green
Dorchester, DT1 2RW

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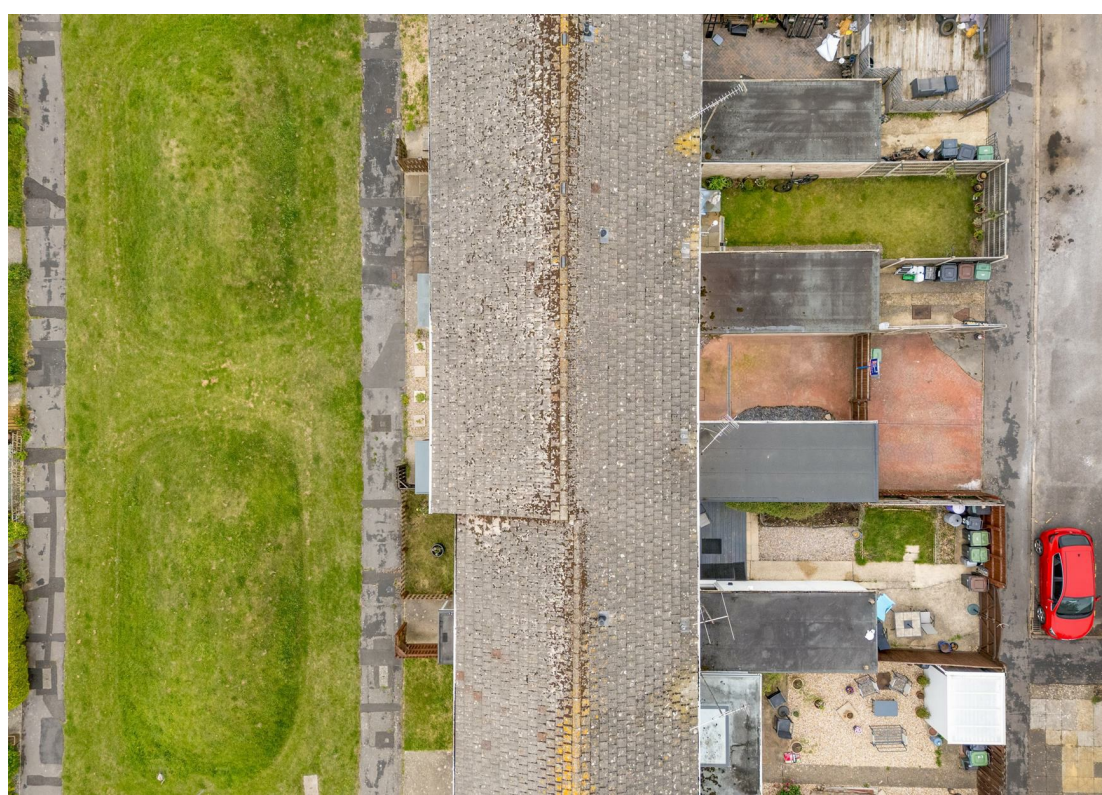
**Offers In Excess Of
£300,000 Freehold**



Gladiator Green

Dorchester, DT1 2RW

- New Kitchen
- Garage
- Off Road Parking
- No Onward Chain
- Cul-De-Sac Location
- Local Amenities Nearby
- Four Bedrooms
- Great Family Home
- Recently Decorated Throughout
- Close To Transport Links





Offered with NO ONWARD CHAIN, This well presented FOUR BEDROOM terraced property offers spacious family living in a quiet CUL-DE-SAC. RECENTLY DECORATED throughout, the home is ready to move straight into and benefits from a BRAND NEW FITTED KITCHEN, providing a modern and stylish heart to the home.

Externally, the property boasts a GARAGE and DRIVEWAY to the rear, offering convenient OFF ROAD PARKING. Ideally situated CLOSE TO LOCAL AMENITIES, SCHOOLS, and EXCELLENT TRANSPORT LINKS, this home is perfectly positioned for family life and commuting alike.

A fantastic opportunity to purchase a well-maintained FAMILY HOME at a GREAT PRICE – early viewing is highly recommended.

The most popular access to the property is via



the rear, where a driveway provides off-road parking and leads through the rear garden to the house.

Entering the property, you are welcomed into a useful porch which in turn opens into the main hallway. The ground floor accommodation comprises a newly fitted kitchen, lounge, cloakroom and stairs rising to the first floor. The property has been recently redecorated throughout and benefits from new carpets throughout, creating a fresh, modern feel and allowing prospective purchasers to move straight in.

The brand-new fitted kitchen has been thoughtfully designed with modern family living in mind, offering a range of eye-level and base units, generous work surface space, and an integrated oven with electric hob. Its contemporary finish creates a stylish and practical space for everyday use.

Situated to the front of the property, the lounge is a bright and inviting reception room, benefitting from a large front-facing window that allows an abundance of natural light to flood the room.

To the first floor, there are four bedrooms served by the family bathroom. Bedrooms one and two are both well-proportioned double rooms, while bedrooms three and four are generous single bedrooms, ideal for children, guests, or home working.

The family bathroom is fitted with a corner shower enclosure, wash hand basin and W.C.

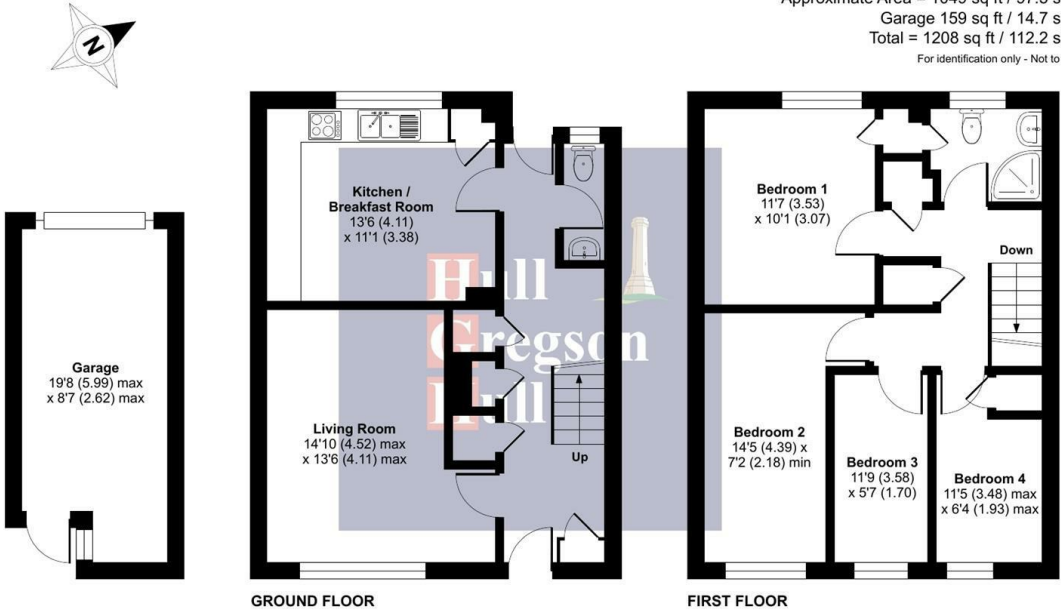
Externally, the property enjoys a low-maintenance rear garden, perfect for those seeking outdoor space without the upkeep, along with access to a useful external storage cupboard. Completing the package is a single garage and driveway parking directly in front, providing valuable off-road parking and additional storage.

Offered with no onward chain, this freshly updated home combines spacious accommodation with practical family living and is ready for immediate occupation. A list of completed jobs by the current vendor available upon request.



Gladiator Green, Dorchester, DT1

Approximate Area = 1049 sq ft / 97.5 sq m
Garage 159 sq ft / 14.7 sq m
Total = 1208 sq ft / 112.2 sq m
For identification only - Not to scale



Lounge
14'9" max x 13'5" max (4.52 max x 4.11 max)

Kitchen
13'5" x 11'1" (4.11 x 3.38)

Bedroom One
11'6" x 10'0" (3.53 x 3.07)

Bedroom Two
14'4" x 7'1" (4.39 x 2.18)

Bedroom Three
11'8" x 5'6" (3.58 x 1.70)

Bedroom Four
11'5" max x 6'3" max (3.48 max x 1.93 max)

Bathroom

Garage
19'7" max x 8'7" max (5.99 max x 2.62 max)

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: Electric 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	