



78 Dorchester Road
Stratton Dorchester, DT2 9RZ

Asking Price £282,500 Freehold



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Located in the sought-after village of Stratton, just outside Dorchester is this flint finished end-terrace house on Dorchester Road. The property offers 3 bedrooms, is arranged over 3 storeys and is in excellent condition throughout after being built in 2019. The property comes with two allocated parking spaces and additional visitor parking. This property presents an excellent opportunity for those looking to settle in a desirable area, combining modern living with the charm of village life.

Entrance

Stairs rising to the first and second floors and Doors to:

Kitchen

7'5" x 9'8" (2.27 x 2.96)

Modern fitted kitchen with wooden worktops, front aspect UPVC double glazed window, a range of eye base level cupboards, integrated fridge/freezer, space and plumbing for washing machine, 1 and quarter sink with drainer, Induction hob with cooker hood above, eye level oven and grill.

Lounge/Diner

13'11" max x 15'8" max (4.25 max x 4.78 max)

Rear aspect UPVC double glazed window, patio doors to the rear garden, access to understairs storage

WC

Front aspect UPVC double glazed window, wash hand basin and WC

Bedroom 1

15'7" max x 12'8" max (4.76 max x 3.88 max)

Irregular shaped double bedroom with 2 front aspect UPVC double glazed windows

Bedroom 2

11'3" x 7'11" (3.43 x 2.43)

Rear aspect UPVC double glazed window

Bedroom 3

15'7" x 16'0" (4.76 x 4.90)

Double bedroom with front and rear aspect Velux windows.
(Restricted head height)

Bathroom

P-shaped bath with shower overhead, fully tiled, rear aspect UPVC double glazed window with privacy glass, wash hand basin, heated towel rail and WC





Outside

Enclosed rear garden with side access gate, decking abutting the rear of the property with the remainder laid to patio slabs, space for a shed, to the front there are 2 parking spaces and visitors parking, communal bin store

Council Tax

Band D

Other Information

Construction

Traditional cavity wall construction with brick and flint elevations under a tiled roof

Broadband (estimated speeds)

Standard - 3 mbps

Superfast - 78 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

Service charge : £20.00 pcm for the upkeep of parking area, bin store and communal ground.

Legal 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 & 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.



Floor Plan

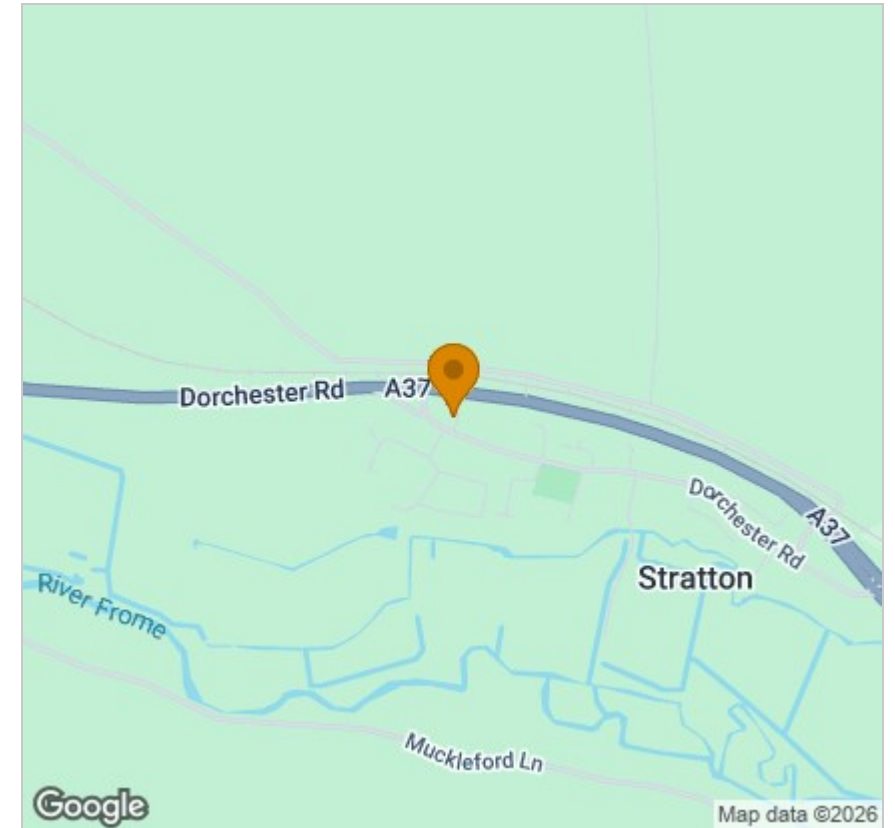


Viewing

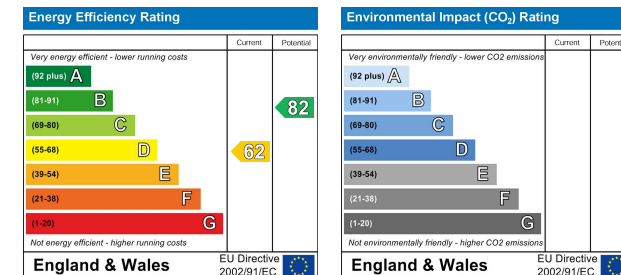
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
 Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk