



32 Alfred Road  
Dorchester, DT1 2DW

**Asking Price £250,000 Freehold**

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## 32 Alfred Road Dorchester, DT1 2DW

A two bedroom end of terraced house located in this popular residential cul-de-sac position close to the Town Centre and main line station. The property has a modern fitted kitchen and living room to the ground floor, and two bedrooms and a modern bathroom to the first floor level. Also has gas central heating, UPVC double glazed windows, off road parking to the front, and a private rear enclosed garden.

### ENTRANCE PORCH

Door to:

### LIVING ROOM

14'11" x 9'3" (4.57m x 2.82m)

Window to front, panel radiator, laminate floor, and open staircase to first floor.

### KITCHEN

12'7" x 7'10" (3.84m x 2.41m)

Window and doors to rear, modern fitted base and wall units and roll top work surfaces, tiled splash backs, stainless steel sink with mixer tap, space for gas cooker, extractor fan, plumbing for washing machine, space for fridge freezer, breakfast bar, vinyl flooring, and panel radiator.

### FIRST FLOOR LANDING

Loft hatch, and airing cupboard housing 'Glow worm' boiler and hot water tank.

### BEDROOM ONE

11'10" x 9'4" (3.61m x 2.87m)

Window to front, panel radiator, built in double wardrobe, and further storage cupboard.

### BEDROOM TWO

11'1" x 6'7" (3.38m x 2.03m)

Window to rear, and panel radiator.

### BATHROOM

Window to rear, paneled curved bath with mixer tap, wall mounted shower and screen, splash boarding, pedestal wash hand basin, low level WC, panel radiator, electric wall heater, and tiled splash backs.





### **OUTSIDE**

To the front there is a hard standing and gravel area for off road parking, to the rear is an enclosed rear garden with a paved patio, lawn area, storage shed and rear access.

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

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



### **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



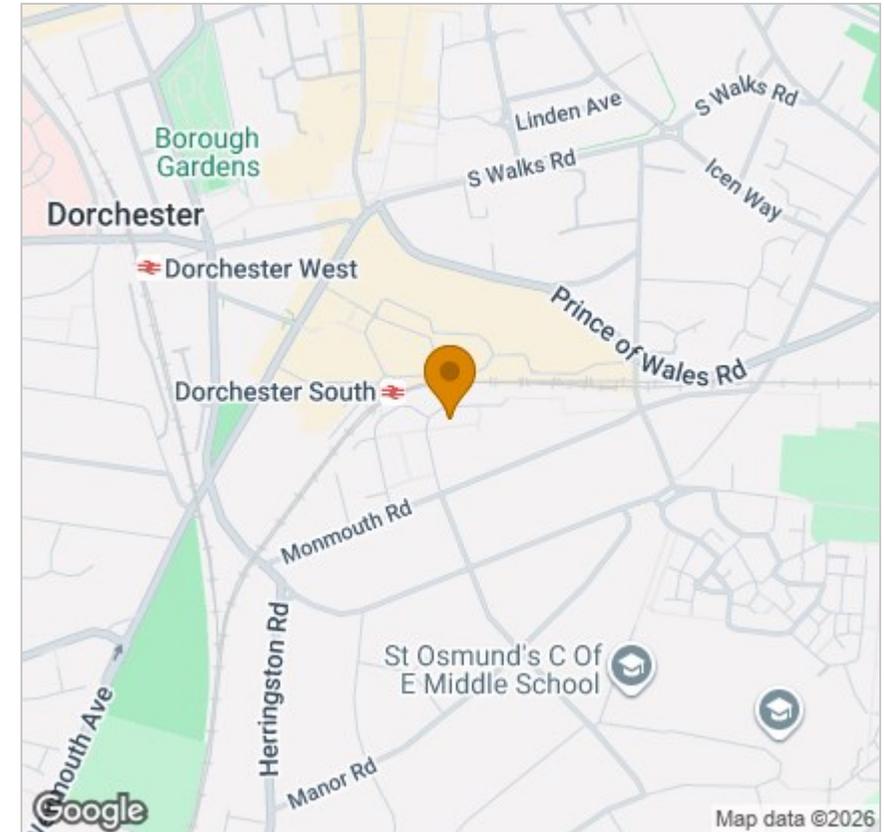
## Viewing

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

