



24 BUCKINGHAM WAY

Dorchester, DT1 2BP

Price £255,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A modern two bedroom end of terrace house situated on the popular Fordington Fields development in Dorchester. The property would benefit from some internal updating and is being offered for sale with no forward chain. There are two allocated off road parking spaces for the house which has a spacious sitting room, kitchen/dining room, conservatory, two bedrooms and shower room.

## Situation

The property is located in a quiet residential spot and is handily placed for local well regarded schools and amenities. It is a short distance to the centre of the historic county town of Dorchester with it's range of independent shops, coffee shops, restaurants and many places of interest.. There are excellent transport links to both London Waterloo and Bristol Temple Meads.

## The local area

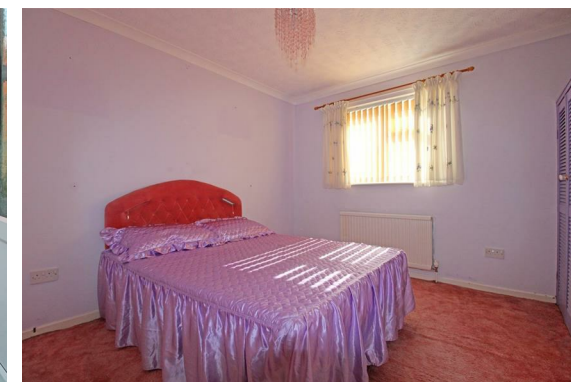
Situated on the edge of town the beautiful rolling Dorset countryside is just a short distance with it's many picturesque walking and cycling routes and there is much to explore locally including the Jurassic coast with it's stunning cliffs and beaches just a short drive away. Dorchester is also well placed for routes to the West Country.

## Local Authority

Dorset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	70	
(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	

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The house is approached via the front garden which is mainly laid to lawn and enclosed by a low brick wall and hedge. A double glazed front door leads to the entrance hall with a window to the front. The sitting room has stairs to the first floor and a large picture window to the front. A door leads to the kitchen/dining room which has ample wall and base cabinets with a work surface incorporating a single drainer stainless steel sink unit. There is space for a washing machine, fridge freezer and slot in cooker. A Veismann central heating boiler is mounted on the wall. Sliding patio doors lead to the conservatory.

The first floor landing has a window to the side and a cupboard housing the hot water cylinder. There are two bedrooms, the master having fitted wardrobes and a shower room which comprises a walk in shower cubicle, wash hand basin with a useful cupboard under and a close couples WC. Window to the rear gives natural light.

Outside the house the rear garden has an area of lawn with the remainder paved. There is a greenhouse, timber garden shed and the garden is enclosed by a brick wall and timber fencing. A gate leads to the side where there is a off road parking space for the house. A second space is at the front of the house.

## **Material Information..**

Additional information not previously mentioned

- All mains services are connected to the house
- Water meter
- Mains Sewerage
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

