

PROPERTY AGENTS

JPKnight



Queen Street, Dorchester on Thames OX10 7HT



Queen Street, Dorchester

A pretty Victorian cottage, in need of modernisation, situated in this sought after road close to the village centre.

The property currently has 2 bedrooms and a bathroom to the 1st floor, downstairs a sitting room, kitchen, rear hall and wc.

The property has an adjacent drive leading to the garage with potting shed at the rear, it also features a superb 100' east facing garden with brick walling and timber fencing.

Tenure - Freehold

Front door opens to:

Sitting Room: 15'8 max. x 12' Fireplace with pine surround and stone hearth, double glaze window to the front, radiator and under-stair storage cupboard.

Inner Hall: Radiator and stairs to landing. Double glaze side door opens to the side porch.

WC: With a low-level suite, window and radiator.

Kitchen: 12'3 x 10'2 Window to the rear, some cupboards with worktop and stainless steel sink, radiator.





Outside

Stairs to 1st Floor Landing: Window to the side, radiator, loft access.
Cupboard housing gas boiler (probably out of service).

Bedroom 1: 12'1 x 10'4 Window to the front, radiator.

Bedroom 2: 10'4 x 10'2 Window to the rear, radiator.

Bathroom: White two-piece suite and window.
Alcove off landing with hand wash basin.

Front garden: Low wall topped with a wrought iron fence, flowerbed to the front with step to the front door.

Driveway to the side of the house, 31' in length.

Garage: 16'2 x 9'1 Up over door, power door to garden.

Potting shed: 9'1 x 7'1 Windows with door to garden (attached to the rear of the garage).

Rear garden: A lovely feature the garden is set to grass with a brick wall to the rear and side, timber fencing and gate to the front drive.

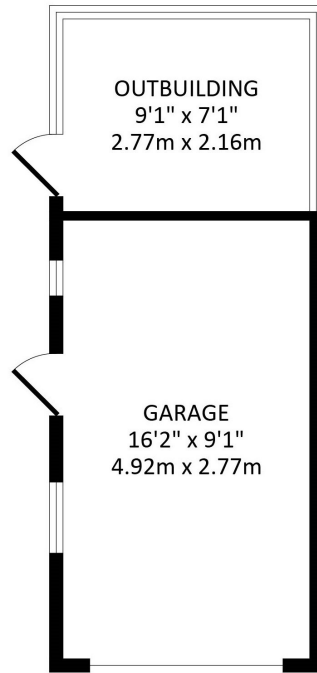


Directions

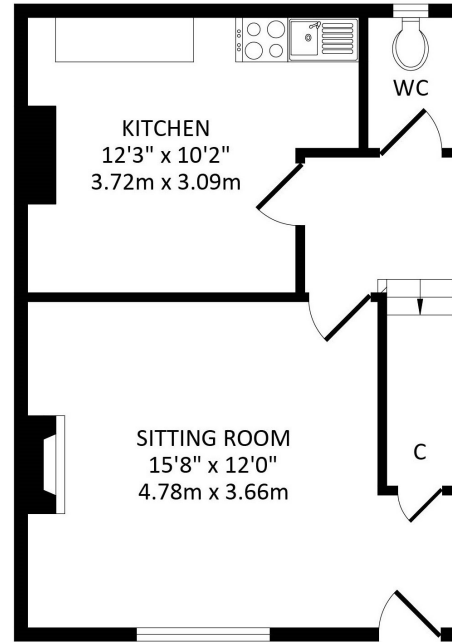
Turn right from our offices into St Martins Street, through the traffic lights by Waitrose into Castle Street. After 2 miles proceed across Shillingford Bridge and at the roundabout, turn left onto the A4074. After 0.7 mile turn left to Dorchester. Follow the road across the bridge and past the Abbey, turn right into Queen Street, the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

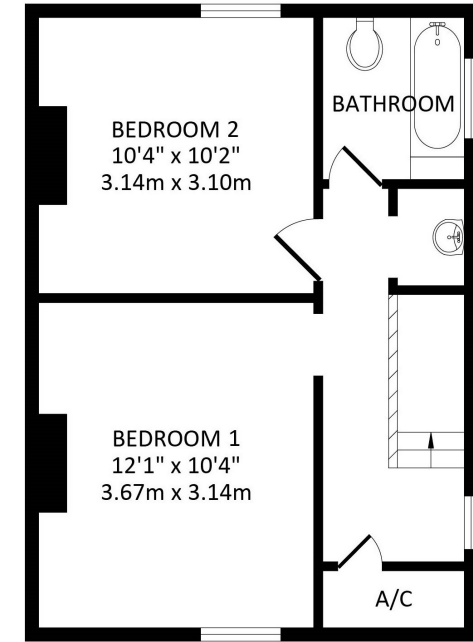
GARAGE



GROUND FLOOR



FIRST FLOOR



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 705 sq.ft. (65.50 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

