

PROPERTY AGENTS

JPKnight



Queen Street, Dorchester on Thames OX10 7HT



Queen Street, Dorchester

Set in this delightful village centre location, an attractive Victorian semi detached house with a superb, east facing 100' rear garden.

Set in a quiet residential road it features both a drive and garage.

The property comprises 2 double bedrooms and bathroom to the first floor whilst on the ground floor it has a sitting room with fireplace, wc and a kitchen-breakfast room.



Tenure - Freehold

The front door opens to:

Sitting room, 15'11 x 12' Featuring a window to the front, stone fireplace with wood mantle, bookshelves, radiator and under-stairs cupboard.

Inner Hall: Casement door out to the drive, radiator, stairs to 1st floor.

WC: radiator, double glaze window and low-level suite.

Kitchen: 12'43 max. x 10'2 Window overlooking the garden, cupboards and worktop, stainless steel sink, radiator.





Stairs to Landing: Window to the side, radiator, shelved cupboard.

Airing Cupboard: Hot water tank and gas boiler.

Bedroom 1: 12' x 8'2 Window to the front, two wardrobes, radiator.

Bedroom 2: 10'2 x 8'5 Window to the rear, two radiators, two wardrobes.

Bathroom: Fitted with a three-piece suite, window, radiator, loft access.

Outside.

To the Front: Small garden with a brick wall topped by wrought iron rail.
Driveway 34' long.

Garage: 34'8 x 9' Front door currently boarded over, window to the side, door to garden. Coal store.

Rear Garden: A super feature, the garden extends to circa 100' and has a block paved terrace, leading to an area of lawn with two pathways. It is enclosed by timber fencing with a brick wall to the rear boundary.

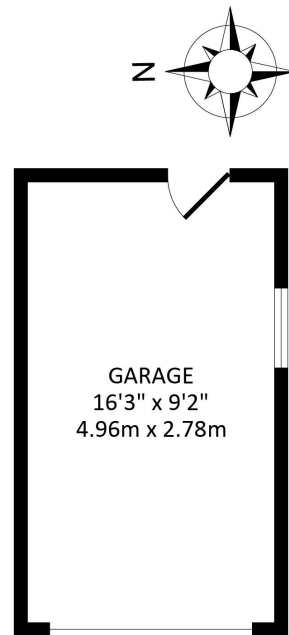


Directions

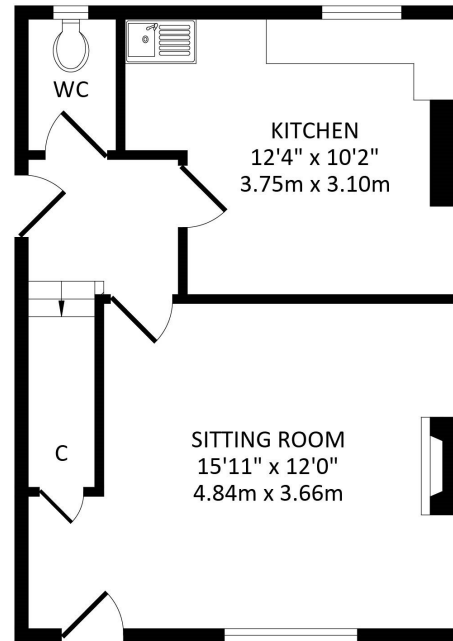
Turn right from our offices into St Martins Street, through the traffic lights by Waitrose into Castle Street. After 2 miles proceed across Shillingford Bridge and at the roundabout, turn left onto the A4074. After 0.7 mile turn left to Dorchester. Follow the road across the bridge and past the Abbey,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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

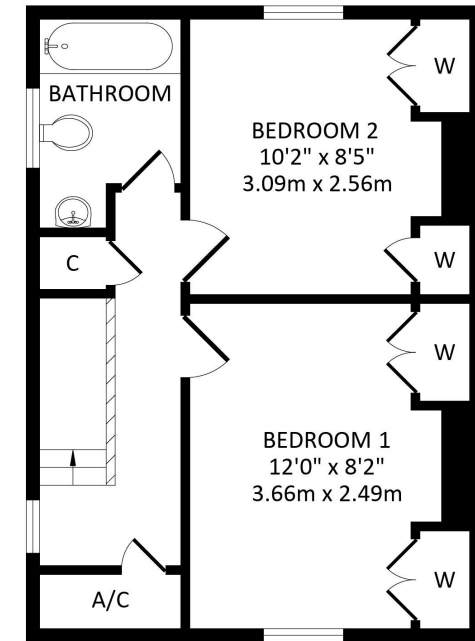
GARAGE



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 715 sq.ft. (66.40 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.

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.

