

Connells

Gladiator Green
Dorchester

Gladiator Green
Dorchester DT1 2RW

for sale offers in excess of
£280,000







Property Description

Offered for sale with no onward chain, this well-presented three-bedroom mid-terraced home is situated in a popular residential area of Dorchester and offers spacious and practical accommodation, ideal for first-time buyers, families, or investors alike.

The ground floor features a bright and airy dual-aspect open-plan living room and kitchen, creating an excellent space for modern living and entertaining. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. Also on the ground floor is a convenient cloakroom and a useful utility room with space and plumbing for a washing machine. The utility room benefits from an integral door to the garage and sliding doors leading out to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the rear garden is predominantly laid to patio and provides an ideal space for outdoor dining and relaxation. A gated rear access leads directly to the driveway parking space.

Combining comfortable living accommodation with practical features and the advantage of no onward chain, this attractive home must be viewed to be fully appreciated.

Ground Floor

Entrance Hall

The double glazed front door leads into the entrance hall with a radiator, two storage cupboards, an understairs cupboard, a radiator and doors to the lounge, kitchen, cloakroom and the utility room.

Open Plan Lounge & Kitchen

A door from the entrance hall leads into the open plan lounge / dining room which has a radiator, a double glazed window to the front aspect and is open to the modern fitted kitchen.

The kitchen has a door leading from the entrance hall. It is fitted with a range of wall and base units, a sink and drainer, a double glazed window to the rear, an electric oven and a gas hob, an integrated dishwasher, a radiator and the central heating boiler.

Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin, a radiator and a single glazed window looking into the utility room.

Utility Room

A door from the entrance hall leads into the utility room with a sink and drainer set into a worktop, plumbing for a washing machine, sliding doors leading to outside and a door with another door leading into the rear of the garage.

First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall with access to the loft, a cupboard and doors leading to the three bedrooms and the bathroom.

Bedroom 1

A door from the first floor landing leads into bedroom 1 with a radiator, built in wardrobes and a double glazed window to the front aspect.

Bedroom 2

A door leads from the first floor landing into bedroom 2 with a radiator, a built in cupboard and a double glazed window to the rear aspect.

Bedroom 3

A door leads from the first floor landing into bedroom 3 with a radiator and a double glazed window to front aspect.

Bathroom

A door from the first floor landing leads into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator and a double glazed window to the rear aspect.

Outside Space

Front Garden

The low maintenance front garden is laid to gravel with a path leading to the front door.

Rear Garden

Sliding doors from the utility room lead into the rear garden which is laid to a low maintenance patio with a rear gate leading to the parking.

Garage

The garage has a pair of doors, power, light and a door leading into the utility room.

Driveway

The driveway provides additional parking.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.














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Ground Floor **First Floor**

Total floor area 108.4 m² (1,167 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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3 High West Street
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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