



AUSTIN  
ESTATE AGENTS



## Frome Terrace

Dorchester

Dorset

DT1 1JQ

Guide Price £200,000

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### SUMMARY

- Two Double Bedrooms
- Requires Refurbishment Throughout
- Extended Period Property
- Two Receptions
- Ground Floor Bathroom
- Rear Garden
- No Chain
- Sought After Location In Dorchester



### SUMMARY OF ACCOMMODATION

#### GROUND FLOOR

**Lounge** 13' 5" x 10' 4" (4.09m x 3.14m)

**Dining Area** 12' 5" x 9' 4" (3.78m x 2.84m)

**Kitchen Area** 12' 6" x 6' 2" max (3.80m x 1.87m max)

**Rear Lobby** 6' 6" x 3' 5" (1.98m x 1.04m)

**Bathroom** 7' 1" x 5' 11" (2.16m x 1.81m)

#### FIRST FLOOR

##### First Floor Landing

**Bedroom One** 13' 10" x 10' 5" (4.21m x 3.18m)

**Bedroom Two** 9' 3" x 9' 3" to wardrobe (2.83m x 2.81m to wardrobe)

#### OUTSIDE

Rear Garden

### THE PROPERTY

We are pleased to offer for sale this period property, which has been extended on the ground floor. The property requires updating and refurbishing throughout, which is reflected within the guide price. The current accommodation comprises a front aspect lounge, open plan kitchen / dining area, ground floor bathroom and two double bedrooms with a garden to the rear.

The property is situated in Frome Terrace, a highly sought after location, close to Dorchester Town Centre. To the front aspect the riverbank and River Frome can be clearly seen and enjoyed. The market town of Dorchester enjoys a range of shops, bars, cafes, restaurants with well renowned schools and a county hospital. The area is further enhanced by the Brewery Square complex boasting a range of boutique shops, bars, cafes, restaurants, fitness centre and a cinema overlooking the fountains in the square. Dorchester South mainline train station, with routes to Bristol Temple Meads and London Waterloo, is also within close proximity.

For further information, or to make an appointment to view, please contact Austin Estate Agents.



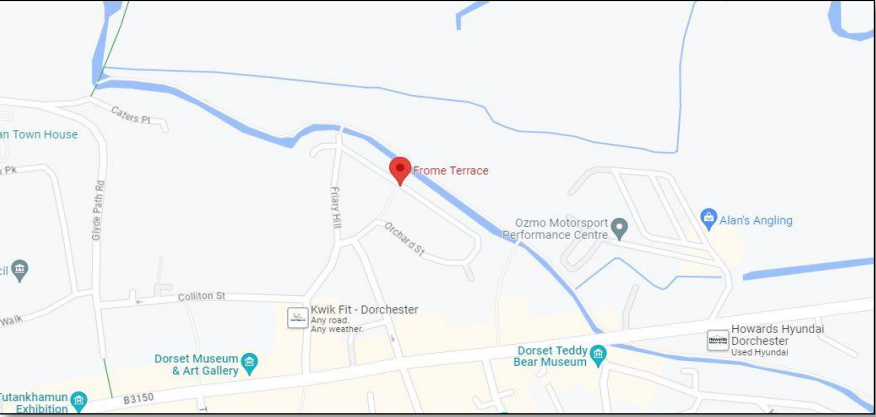




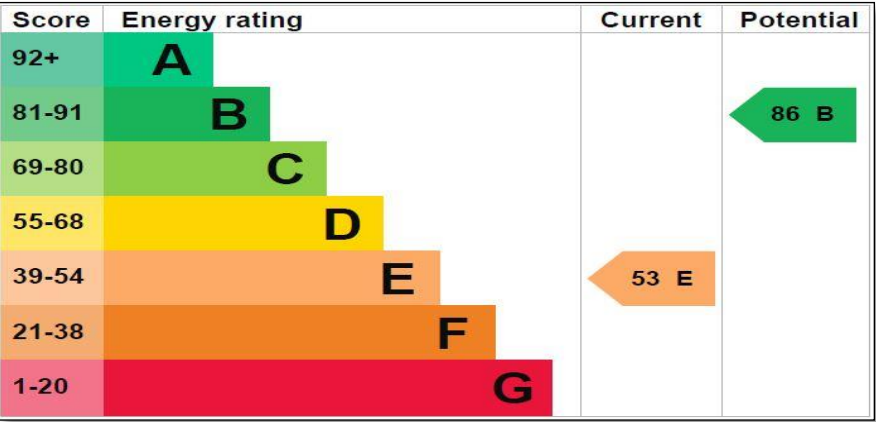
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: C**      **TENURE: Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.