



32 Bingham's Road



# 32 Bingham's Road

Crossways, Dorchester, DT2 8BW

A superb three-bedroom family home with large corner plot offering huge potential.

- Superb Detached Family Home
- South-Facing Rear Garden
- Two Reception Rooms
- Village with Excellent Amenities
- Council Tax Band D | EPC Band C
- Scope for Improvement
- Three Bedrooms
- Spacious Plot
- Dorchester Town Centre 5.5 Miles
- Freehold

## Guide Price £350,000

### DESCRIPTION

32 Bingham's Road is a well-proportioned family home set across two floors, in all set 1118 SqFt of accommodation. The ground floor offers a spacious sitting room, kitchen, separate dining room, conservatory, cloakroom and separate utility area. The first-floor landing gives access to three well-proportioned bedrooms, shower room and separate WC.

Externally, the property features a large level garden to the side, as well as an enclosed rear garden with patio, interspersed with mature shrubs. A brick paved driveway to the front of the property gives access to the integral garage. In all, this property offers huge potential. Whether it be via modernising, renovating or extending (STP), this house will continue to be a wonderful family home.

### SERVICES

Mains electricity, water, gas & drainage. Gas central heating  
Predicted broadband services and mobile coverage can be found on the Ofcom website.  
Local Authority: Dorset Council.

### AGENTS NOTE

Spray foam insulation can be found within the loft space, which prospective purchasers will need to consider if they require mortgage finance.

### DIRECTIONS

What3Words: ///remake.spindles.cursing  
Google Drop Pin: <https://maps.app.goo.gl/4Ci7xVqTWWTH5cc98>



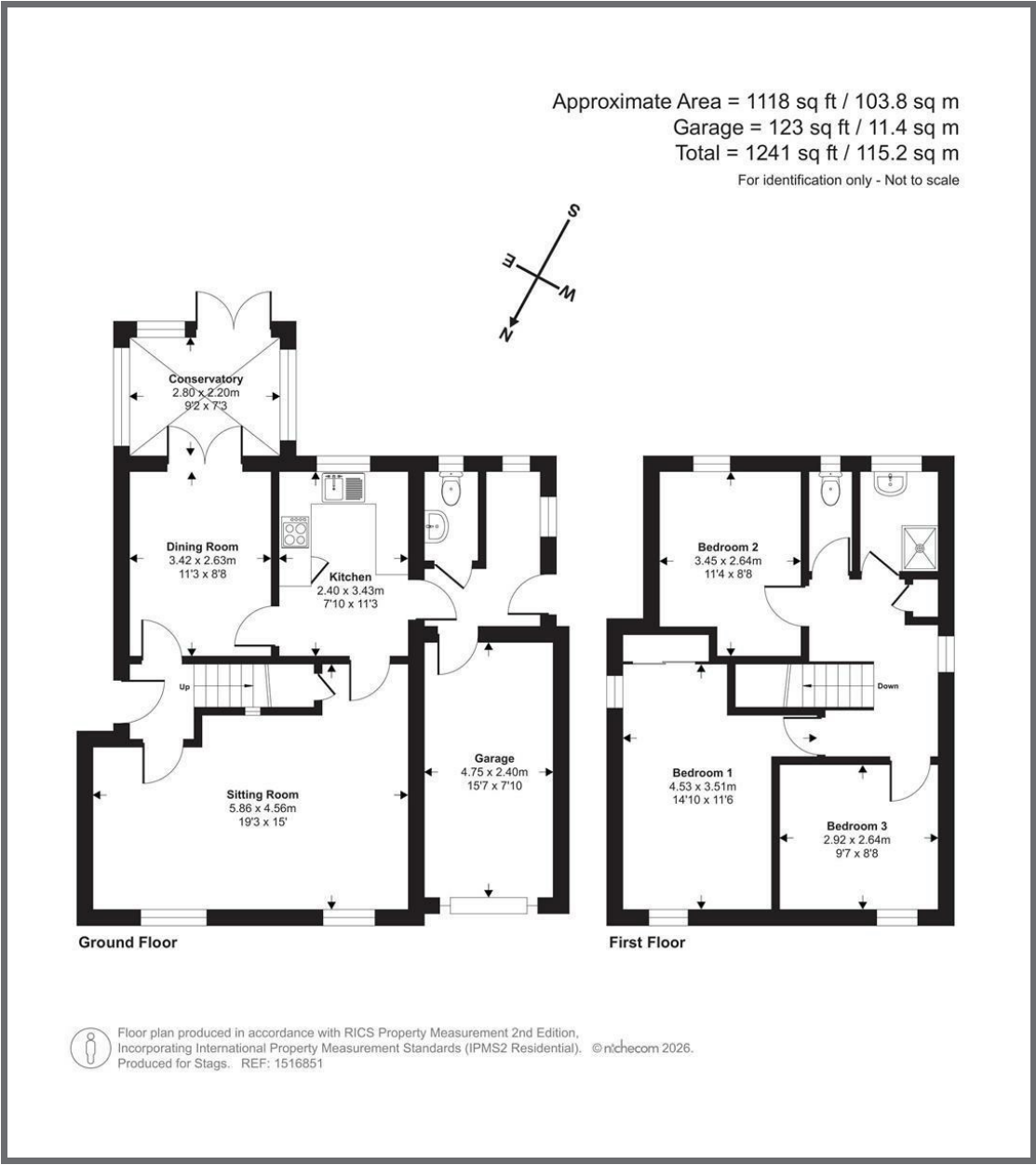


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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