



Ackerman Road, Dorchester, DT1 1NZ

Guide Price £250,000

3 1 1



- Transport Links In Close Proximity
- Utility Room
- No Onward Chain
- Close To Local Amenities
- Large Southerly Aspect Garden
- Three Double Bedrooms





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This delightful three-bedroom semi-detached house in the heart of Dorchester offers an excellent blend of modern living and convenience. Boasting a large southerly aspect garden, this property is perfect for families and garden enthusiasts alike. With no onward chain, this home is ready for immediate occupancy.

31/07/2024, 23:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
29 Ashman Road DORCHESTER DT1 1UW	Energy rating D	Valid until: 30 July 2034 Certificate number: 7898-3048-4233-5334-5209																																
Property type	Semi-detached house																																	
Total floor area	87 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions .																																		
https://www.gov.uk/guidance/landlords-who-have-letted-property-current-minimum-energy-efficiency-standards-guidance																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>44</td> <td>55</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	44	55	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificate/7898-3048-4233-5334-5209/print>



91, Fortuneswell, Portland, DT5 1LY T: 01305 824455
18a, High West Street, Dorchester, DT1 1UW T: 01305 237755

www.cocoproperty.co.uk

IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.