

Symonds
& Sampson

fox & sons
for sale
01305 265111

2 Friary Hill
Dorchester, Dorset

2 Friary Hill

Dorchester
Dorset DT1 1JG

An opportunity to modernise a well-proportioned two-bedroom home with a walled courtyard garden close to the town centre.



- Terraced house
- Requiring modernisation
- Two double bedrooms
- Spacious open-plan sitting/dining room
- Walled courtyard garden
- No forward chain



Offers Over **£200,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This charming two-bedroom terraced home presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. Requiring modernisation, the property offers well-proportioned accommodation and the potential to add value in a desirable and convenient location close to the town centre.

The ground floor is centred around a spacious open-plan sitting/dining room. To the rear of the property is a fitted kitchen, while a ground floor shower room completes the accommodation on this level.

Stairs rise to the first floor, where there are two good-sized double bedrooms. The principal bedroom has fitted wardrobes.

OUTSIDE

The property enjoys a private walled courtyard garden. Although currently requiring improvement and updating, this outdoor space has the potential to be transformed into a delightful low-maintenance courtyard.

SITUATION

The county town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

what3words///desks.original.concluded

SERVICES

Mains water, drainage, gas and electricity are connected.
Gas fired central heating system

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is found within a conservation area.

Photos taken in June 2026



Energy Efficiency Rating		Current	Potential
Total energy efficient - lower running costs			
92-100	A		
81-91	B		89
69-80	C	71	
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Friary Hill, Dorchester

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1469475



Dorchester/AT/23.6.25



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT