



Mellstock Crescent, Wareham, BH20 4BX

**Asking Price £350,000**

- Four Bedrooms
- Versatile Accommodation
- Downstairs Cloakroom
- Separate Dining Room
- Utility Room
- Extended Semi Detached House
- Kitchen/Breakfast Room
- Large Enclosed Rear Garden
- Close To Amenities & Train Links
- No Forward Chain

# Mellstock Crescent, Wareham, BH20 4BX

**NO FORWARD CHAIN!** A deceptively spacious and extended semi detached house situated in a convenient location in Wareham close to amenities, bus routes, train station and a short walk into Wareham Town Centre.



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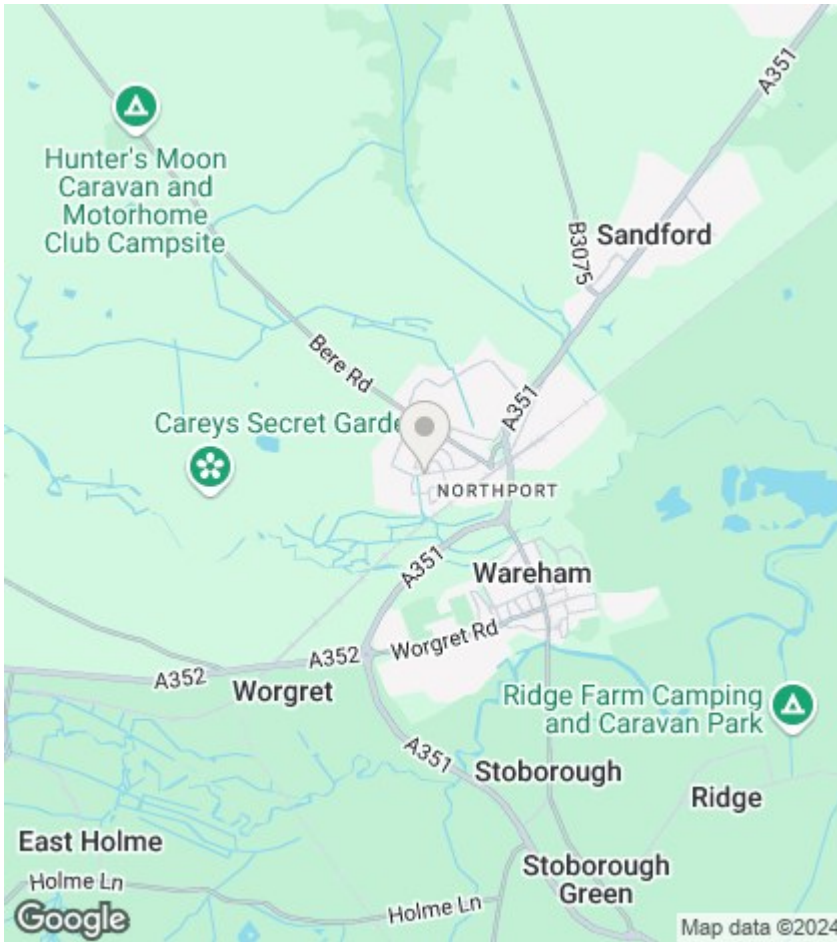
Council Tax Band: C



### Mellstock Crescent

This sizeable family home has generous accommodation briefly comprising; four bedrooms (one of which on the ground floor), lounge, kitchen/breakfast room, dining room, utility room, downstairs cloakroom and family bathroom. Further benefits include gas central heating, UPVC double glazed windows and doors, a fantastic large rear garden, ample cupboard storage space and in our opinion, would make an ideal family home.

Offered for sale with no forward chain and given the unique nature of the opportunity, we are expecting high volumes of interest. To arrange a viewing or for further information, please call GREYS of Upton on 01202 622101.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

