



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

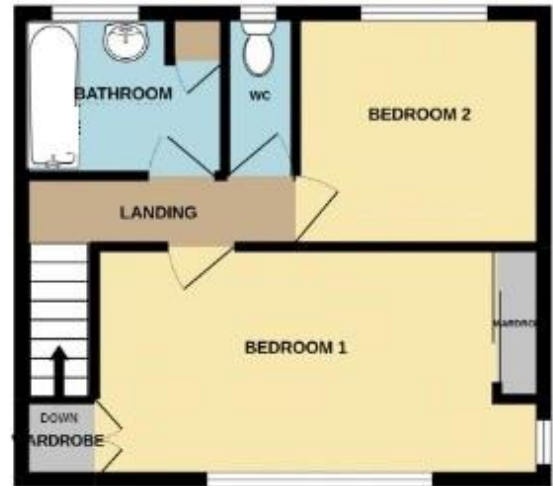
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**AN EXTENDED 2 BEDROOM END OF TERRACE CONVENIENTLY  
LOCATED JUST OUTSIDE OF THE TOWN CENTRE  
& IDEAL FOR THE TRAIN STATION.  
NO FORWARD CHAIN**



# Drax Avenue, Northport, Wareham, Dorset BH20 4DJ

## PRICE £289,950



### Location:

This home is situated just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. Wareham itself is a Saxon walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its quay, with further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum.



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## PRICE £289,950

### The Property:

Set at the end of a cul de sac this ideal starter home has been extended to create a garden room & downstairs shower room. Needing a little updating the property is offered with no forward chain.

The property is accessed via an opaque upvc double front door into the hallway with stairs to the first floor accommodation, there is an under stairs storage cupboard, radiator & double doors into the living room.

The spacious living room is set at the front of the property with a large upvc double glazed window to the front aspect & a matching window to the side. The room has two radiators & a square arch giving access to the garden room. The 'light & airy' room has upvc double glazed patio doors out to the rear garden with a matching window to the side aspect.

The kitchen has a matching range of cupboards at base & eye level with drawers & an integral wine rack. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for an upright fridge freezer, space & plumbing for a dishwasher & for a washing machine. & space for an upright cooker. The kitchen extends down an inner hallway which has an opaque upvc double glazed door out to the rear garden & access to the downstairs shower room.

The shower room has a suite comprising of a wc, a wash hand basin set into a vanity unit & a double shower cubicle with a wall mounted shower & floor to ceiling tiling. The

room also has a radiator, an extractor fan & an opaque double glazed window to the rear aspect.

Upstairs the landing has access to the loft via a hatch. The spacious master bedroom is set at the front of the property with a large upvc double glazed window with a radiator beneath & an additional matching window to the side aspect. The room benefits from a double sliding door wardrobe plus a double cupboard over the stairs with a hanging rail.

The second bedroom is also a double size room with a upvc double glazed window to the rear aspect with a radiator beneath.

The house benefits from a bathroom with a separate cloakroom with the latter having a wc & an opaque upvc double glazed window to the rear aspect. The bathroom has a bath with a shower over & splash back tiling plus a wash hand basin set into a vanity unit with splash back tiling. There is an opaque upvc double glazed window to the rear aspect & an airing cupboard housing the boiler with slatted shelving.

### Garden:

The rear garden is enclosed by fencing with a gate giving access to the rear. There is a shed with power, a patio area, Astro turf & an outside tap. To the side of the property is a vegetable patch with the front garden laid to lawn with mature shrubs & a path leading to the front door.

### Measurements:

Living Room	18'7" (5.68m) max x 13'9" (4.19m) max
Garden Room	9'8" (2.96m) x 6'9" (2.06m)
Kitchen	11'7" (3.55m) max x 10'4" (3.16m)
Shower Room	6'8" (2.03m) x 4'4" (1.33m)
Bedroom 1	17'1" (5.22m) x 8'10" (2.11m)
Bedroom 2	9'4" (2.85m) x 9'3" (2.83m)
Bathroom	7'8" (2.34m) x 6'1" (1.87m)
Cloakroom	5'1" (1.56m) x 2'8" (0.82m)

