



**PURBECK
PROPERTY**

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IN WAREHAM**

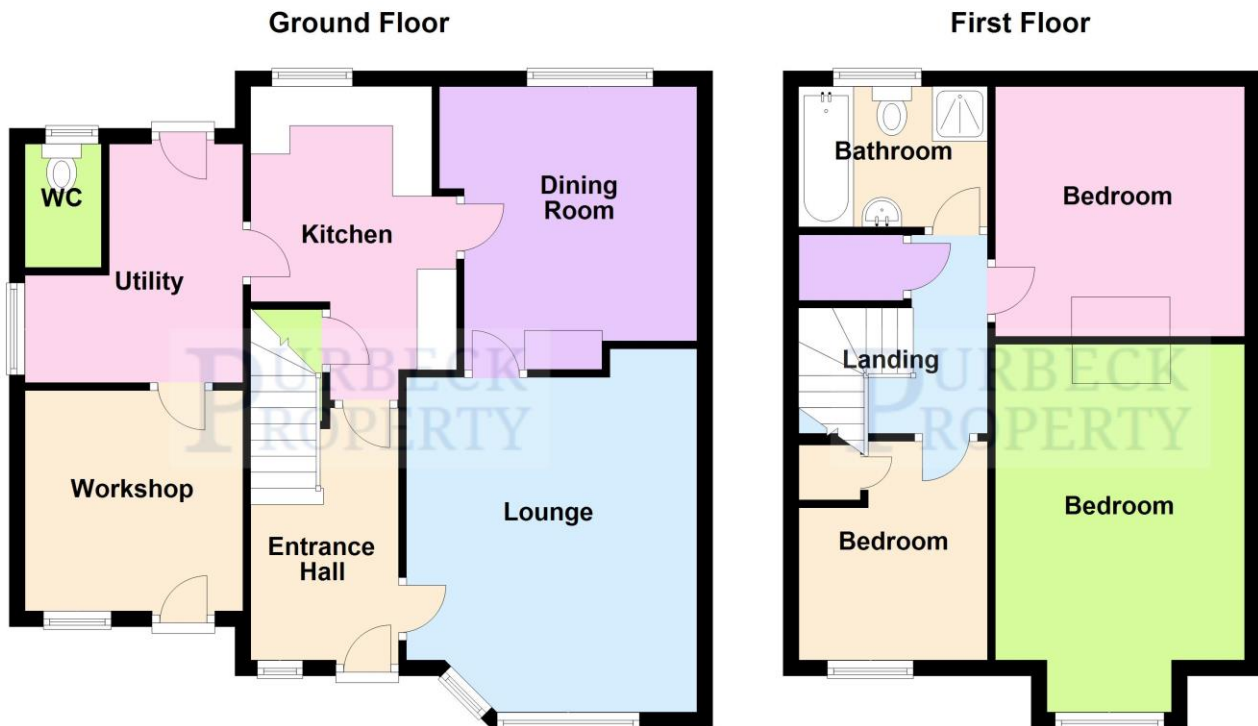
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**A SPACIOUS 3 BEDROOM FAMILY HOME REQUIRING SOME UPDATING &
BENEFITTING FROM A LONG GARDEN
NO FORWARD CHAIN**



Cologne Road, Bovington, Wareham, BH20 6NT

PRICE £300,000



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Plan produced using PlanUp.

Location:

The property is set in Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops. Bovington is within close proximity to The Tank Museum, Money World East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial. Wareham 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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday.

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The Property:

The spacious home is accessed through a upvc double glazed door into the entrance hallway. There is a radiator & Lino which flows into the kitchen.

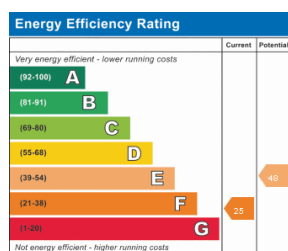
A glass panelled door gives access to the kitchen which has units at base & eye level. A upvc double glazed window looks out to the front aspect, a sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for a free standing cooker. Off the kitchen is the utility area which houses the consumer unit, a radiator & there is space for two appliances. Off this room is the cloakroom which is part tiled & has an opaque upvc double glazed window to the rear aspect & a wc.

The internal workshop has a upvc double glazed window to front aspect with work tops and shelving, there is power and light.

The lounge is set at the front of the property with a half upvc double glazed bay window, a radiator & chimney breast. The dining is set at the rear of the property with a upvc double glazed window with a radiator beneath.

Stairs lead to the first floor where there is access to the loft via a hatch, an airing cupboard housing the hot water tank with slatted shelving over and a double glazed window to the side aspect.

The master bedroom has a upvc double glazed window to the front aspect, a radiator & cupboards with drawers beneath.



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

The third bedroom is a single room currently being used as a home office with an integral cupboard with shelving, a radiator & a upvc double glazed window to the front aspect.

The bathroom has a suite comprising of a bath with a shower attachment, walk in shower, a wc & a wash hand basin with shelf and mirror over. The room is fully tiled & has a heated towel rail; mirror fronted medicine cabinet & an opaque upvc double glazed window to the rear aspect.

Parking:

There is a hardstanding area at the rear of the garden for off road parking accessed via a lane.

Garden:

The front of the garden is laid to lawn with a path leading to the front door. A door gives access to an internal work shop and a path that gives access to the side of the property. The rear garden is predominately laid to lawn with mature shrubs surrounding. There are hardstanding areas for outbuildings.

Measurements:

Lounge	14' (4.27m) max x 11'11" (3.65m)
Dining Room	10'05" (3.18m) x 9'08" (2.95m) max
Kitchen	11'11" (3.64m) max x 7'04" (2.25m)
Utility Room	10'04" (3.08) max x 9'04" (2.86m)
Cloakroom	4'11" (1.52m) x 3'04" (0.94m)
Internal W/Shop	9'05" (2.88m) x 8'11" (2.73m)
Bedroom 1	13'01" (4m) max x 10'04" (3.17m)
Bedroom 2	10'06" (3.20m) x 10'04" (3.17m)
Bedroom 3	9'03" (2.82m) x 7'08" (2.33m)
Bathroom	7'07" (2.32m) x 5'10" (1.78m)
External W/Shop	9'09" (2.98m) x 6'10" (2.09m)

