



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

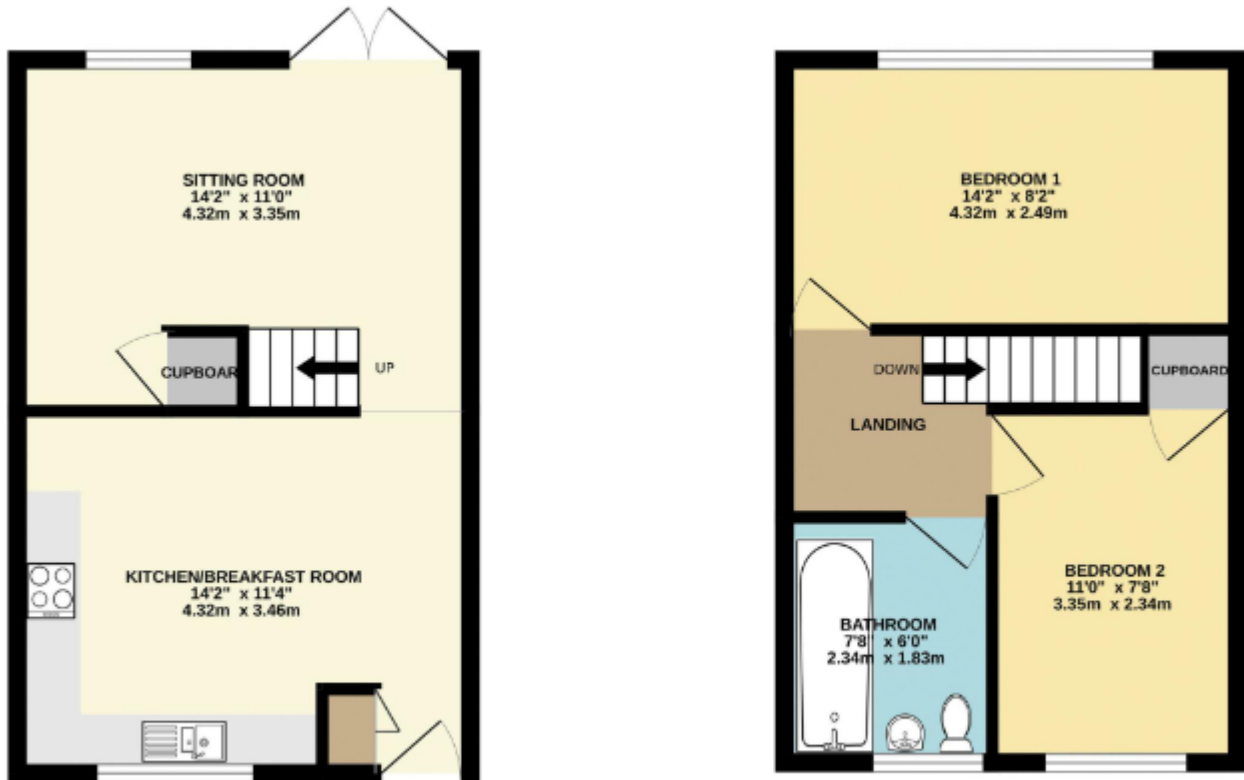
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**A WELL PRESENTED TWO BEDROOM HOME SET JUST OUTSIDE OF WAREHAM
TOWN CENTRE WITHIN WALKING DISTANCE OF THE TRAIN STATION.
IDEAL FIRST TIME PURCHASE.
NO FORWARD CHAIN**



Hibbs Close, Wareham, Dorset BH20 4PB

PRICE £260,000



Location:

This ideal starter home is set on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has its own train station which is within walking distance of this home & 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 & the museum.

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The Property:

Set in this private development just outside of the town this well presented home is accessed via an entrance porch through into a kitchen/diner with a cupboard close to the entrance ideal for coats & shoes.

The modern kitchen/diner has a matching range of cupboards at base & eye level with drawers. A four ring gas hob is set into the work surface with an oven below & an extractor above. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for appliances & for a dining table & chairs. A upvc double glazed window looks out to the front aspect.

Between the kitchen & living room are stairs to the first floor accommodation. The living room overlooks the rear garden with upvc double glazed patio doors with a matching window to the side. There is wood laminate flooring throughout the room & a useful under the stair's storage cupboard.

Upstairs the master bedroom is set at the rear of the property with a upvc double glazed window giving views of the garden with a radiator beneath.

The second bedroom is also a double sized room with a upvc double glazed window overlooking the front aspect. The room has a radiator & a built in storage cupboard.

The bathroom has a matching white suite comprising of a wc, wash hand basin & a bath with shower over & a glass shower screen. The room is tiled & has an opaque upvc double glazed window to the front aspect.

Parking:

The property is conveyed with an allocated car parking space plus visitor's car parking.

Garden:

The low maintenance rear garden is enclosed by fencing & laid to shingle with a patio area. The front garden is paved with flower borders & a path leading to the front door,

Measurements:

Lounge	14'28" (4.32m) x 11' (3.36m)
Kitchen/Diner	14'2" (4.32m) x 11'4" (3.46m)
Bedroom 1	14'2" (4.32m) x 8'2" (2.49m)
Bedroom 2	11' (3.35m) x 7'8" (2.34m)
Bathroom	7'8" (2.34m) x 6' (1.83m)

