



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED HOME WITH A GARAGE & ENCLOSED REAR GARDEN SET IN
THE SOUGHT AFTER NORTHMOOR AREA OF WAREHAM
WITHIN WALKING DISTANCE TO THE TRAIN STATION.**



Willow Way, Northmoor, Wareham, BH20 4RX

PRICE £290,000



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given.
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Location:

The property is set 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. There is also a popular market every Saturday on the Quay.

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The Property:

This well presented home makes a superb first time purchase or investment opportunity, it is accessed via an entrance porch, ideally for boots & coats with a cupboard space & a upvc double glazed door through into the main hallway.

Stairs lead up to the first floor accommodation with an under stairs cupboard.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the work surface with an extractor above & oven below. Further integral appliances include a fridge, freezer & a washing machine. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. A upvc double glazed window gives views of the front aspect.

The living room has upvc double patio doors out to the rear garden & a radiator.

The landing has access to the loft via a hatch & a storage cupboard with space for a tumble dryer.

Upstairs the master bedroom overlooks the rear garden with a upvc double glazed window with a radiator beneath. The room benefits from a range of fitted sliding door wardrobes.

The second bedroom is also a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. There is also a useful over the stair's cupboard.

The modern shower room comprises of a wc, a wash hand basin set into a vanity unit & a double shower cubicle with a rainfall & hand held showers. The room is partially tiled & has an extractor fan & heated towel rail.

Garage:

The garage has an up & over door & ideally has a door at the rear giving access to the garden.

Garden:

The enclosed rear garden is set out with easy maintenance in mind with a decked area abutting the property with the remainder laid to patio slab. The front garden is enclosed with a path leading to the front door.

Measurements:

Living Room	15'6" (4.72m) x 11'4" (3.45m)
Kitchen	10'10" (3.30m) x 6' (1.83m)
Bedroom 1	11'8" (3.56m) x 9'7" (2.92m)
Bedroom 2	11'9" (3.58m) x 8'4" (2.54m)
Shower Room	7'7" (2.20m) x 5'5" (1.67m)

