



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS YET QUIRKY GRADE II LISTED MAISONETTE
SET IN THE HEART OF WAREHAM TOWN CENTRE
WITH ALLOCATED PARKING.
NO FORWARD CHAIN**



West Street, Wareham, Dorset BH20 4JU

PRICE £199,950



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.
Made with Metropix ©2024

Location:

The property is set in the heart of the Saxon Walled Town of Wareham. 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. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

West Street, Wareham, Dorset BH20 4JU

PRICE £199,950

The Property:

Set in the heart of Wareham Town Centre this Grade II Listed characterful maisonette is accessed via Mill Lane.

Steps lead up to the private front door which opens out into the hallway which has laminate flooring, stairs to the first floor accommodation with a spacious under stairs storage cupboard beneath; & a useful cloaks & shoe cupboard.

The kitchen/diner has a matching range of cupboards at base level with soft closing drawers. A four ring gas hob is set into the work surface with an oven below, chimney style extractor hood above & stainless steel splashback. A one & a quarter bowl sink is set into the work surface. The room has windows to either side aspects. There is space & plumbing for a washing machine, space for an upright fridge/freezer & space for dining table & chairs.

A glass panelled door gives access to the kitchen which enjoys a double aspect with a window to the rear & to the side aspects. There is also a radiator.

The bathroom has a matching suite comprising of a wc, wash hand basin & a bath with a shower attachment & splash back tiling surrounding. There is a window to the side aspect, a radiator & useful shelving for towels.

Stairs lead up to the first floor which opens out into a landing area currently used as a home office/snug. Two windows to the side aspect give plenty of light one of which is a Velux window. There is also a radiator & a cupboard over the stairs.

Off this room is the spacious bedroom which enjoys a double aspect with a window to the rear giving views of the roof tops of the town plus two windows to the side aspect, one of which is a Velux window. There are two radiators & a fitted wardrobe.

Parking:

The property is conveyed with an allocated car parking space.

Lease:

The vendor has notified Purbeck Property that this apartment is leasehold with circa 60 years remaining on the lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting

Measurements:

Living Room 13'11" (4.25m) x 11'7" (3.53m)
Kitchen/Diner 13'10" (4.22m) x 9'1" (2.77m)
Bedroom 20'5" (6.23m) x 10'1" (3.08m)
Study 17'6" (5.34) max x 8'10" (2.71m)
Bathroom 9'9" (2.98m) x 9'2" (2.81m) max

