



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

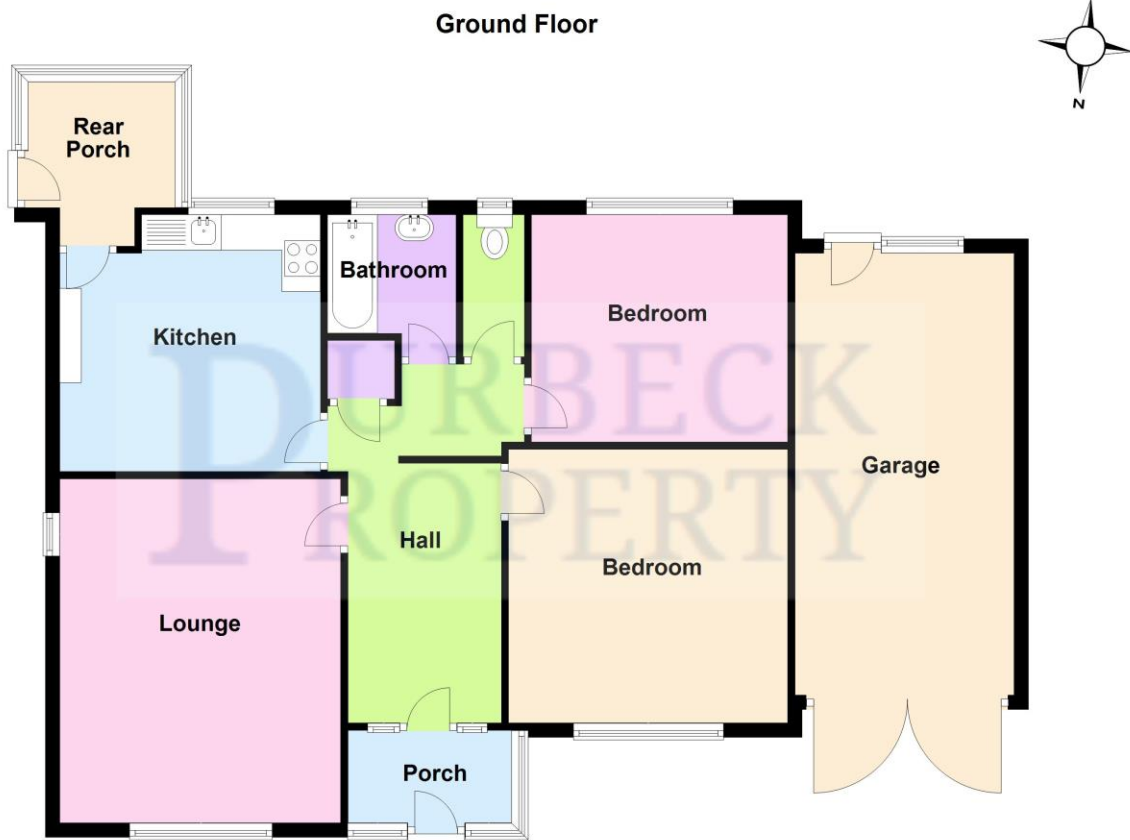
**A SPACIOUS 2 BEDROOM BUNGALOW IN NEED OF COMPLETE UPDATING &
SAT ON A GENEROUS PLOT IN THIS SOUGHT AFTER LOCATION BETWEEN
STOBOROUGH & RIDGE.**

IDEAL TO EXTEND (STPP) - NO FORWARD CHAIN



New Road, Stoborough, Wareham, Dorset BH20 5BB

PRICE £480,000



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

Stoborough is a popular peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop. 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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

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The Property:

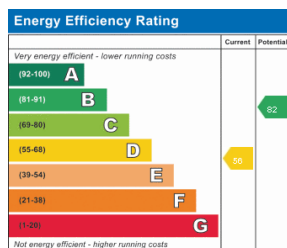
Set in this sought after location, back from the road this bungalow is accessed via an opaque upvc double glazed entrance porch with tiling leading to a front door with matching single glazed windows to the side. The spacious hallway has an electric storage heater & access to all of the rooms. There is also access to the loft and an airing cupboard housing the hot water tank.

The lounge is set at the front of the property enjoying a double aspect with upvc double glazed windows to the front and to the side. A feature of the room is a fireplace with inset log burner, tiled base and hearth and wood shelf above. The room also has an electric storage heater.

The kitchen has a matching range of cupboards at base and eye level. A four ring ceramic hob is set into the work surface with oven below. A sink with side drainer is set into the work surface with splashback tiling surrounding. The room also benefits from a larder cupboard with shelving and housing the consumer unit. A upvc double glazed window looks out to the rear garden. A serving hatch looks into the lounge. Off the kitchen is a rear porch which is glass panelled with tiled flooring looking out to the rear garden.

The main bedroom is set at the front of the property with a upvc double glazed window to the front aspect & a wall mounted electric heater.

The second bedroom is a double sized room overlooking the rear aspect with a upvc double glazed window. There is an electric storage heater and a wardrobe with sliding doors.



The bathroom has a bath with a separate wall mounted shower, a wash hand basin set into a vanity unit with storage below. There is an opaque upvc double glazed window to the rear aspect, wall mounted light and splashback tiling surrounding.

The bungalow benefits from a separate cloakroom with a wc and an opaque upvc double glazed window to the rear aspect.

Garage & Workshop:

Double doors give access to the garage where there is power and light, at the rear of the garage is a workshop with windows and door out to the rear garden.

Garden:

The front garden is laid mainly to lawn and enclosed by hedges and fencing with a gravel driveway leading up to the garage and front door, there is access to either side of the property.

The rear garden is predominately laid to lawn, enclosed by fencing with a summer house, fruit trees, mature shrubs and bushes.

Measurements:

Lounge	15'10" (4.83m) x 12'8" (3.86m)
Kitchen	12' (3.66m) x 11'10" (3.61m)
Rear Porch	6'10" (2.08m) x 4'11" (1.50m)
Hall	12'3" (3.74m) x 7'4" (2.23m)
Porch	7'6" (2.30m) x 5' (1.54m)
Bedroom 1	12'11" (3.93m) x 12'6" (3.83m)
Bedroom 2	11'9" (3.59m) x 10'4" (3.17m)
Bathroom	6'6" (2m) x 6' (1.83m)
WC	6'6" (1.98m) x 2'9" (.85m)
Garage	16'2" (4.94m) x 9'6" (2.91m)
Workshop	9'7" (2.92m) x 5'9" (1.75m)

