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PROPERTY**

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IN WAREHAM**

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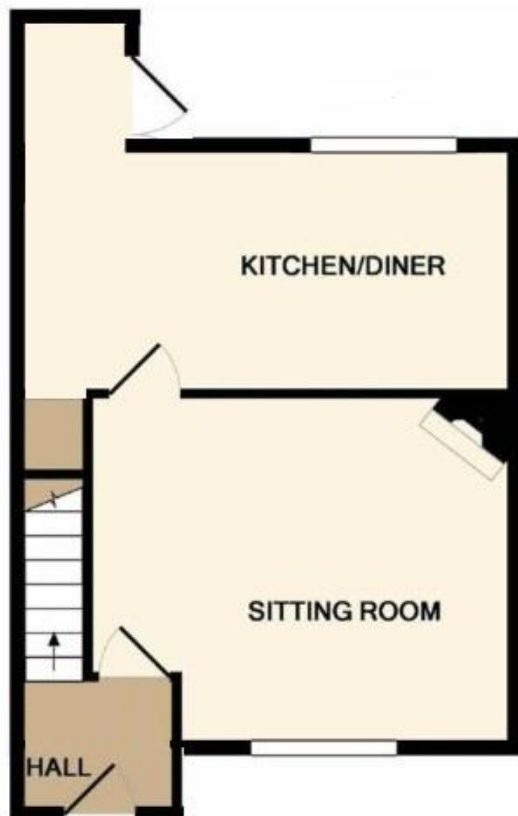
**A SPACIOUS 2 BEDROOM END OF TERRACE HOME WITH THE BENEFIT OF A  
WRAP AROUND GARDEN & TWO ALLOCATED PARKING SPACES.  
NO FORWARD CHAIN**



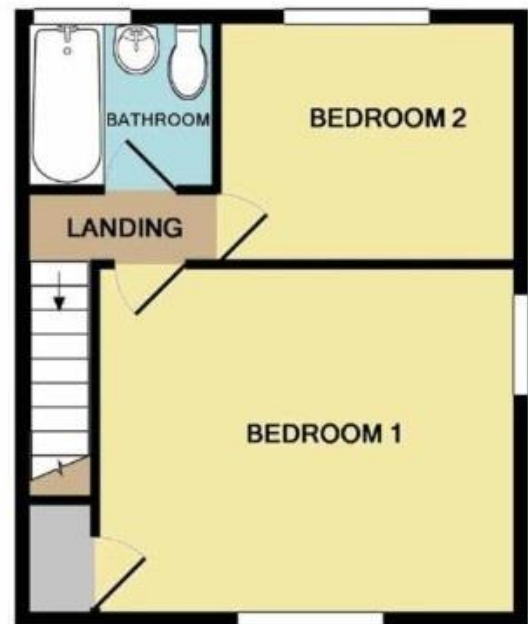


# Andover Green, Bovington, Wareham BH20 6LW

**PRICE £250,000**



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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## 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.

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:

This end of terrace home is accessed via a double locked front door into an entrance vestibule with stairs to the first floor accommodation, a radiator & access into the living room.

The room is set at the front of the property with a upvc double glazed window overlooking the front garden with a radiator beneath. A feature of the room is a corner fireplace.

The spacious kitchen/diner is 'L' shaped with the kitchen area having a matching range of cupboards at base & eye level with drawers. A one & a quarter bowl sink is set into the work surface with a upvc double glazed window out to the rear garden. There is space for a number of under the counter appliances, upright fridge/freezers & a cooker. The dining area has a radiator, under stairs storage space & a upvc double glazed back door with matching windows to the side.

Upstairs the landing has access to the loft via a hatch & to the remainder of the accommodation.

The master bedroom is set at the front of the property with a large upvc double glazed window with a radiator beneath. There is an additional upvc double glazed window to the side aspect with the room benefiting from an integral wardrobe & a useful over the stair's cupboard.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath with the room benefitting from an airing cupboard housing the hot water tank with slatted shelving & an integral double door wardrobe.

The bathroom has a matching suite comprising of a wc, wash hand basin & a bath with a wall mounted shower attachment & glass shower screen. An opaque upvc double glazed window looks out to the rear aspect, there is also an extractor fan, shaver point with light & a heated towel rail.

### Parking:

The property is conveyed with 2 allocated parking spaces.

### Garden:

The front garden is enclosed by fencing & is laid to lawn with shrubs surrounding & a path leading to the front door. The enclosed rear garden wraps around the property with gates giving access to the front & rear. It is predominately laid to lawn with a hardstanding area abutting the property & a useful brick built shed.

### Measurements:

Lounge	13'10" (4.22m) x 11'5" (3.49m)
Kitchen/Diner	17' (5.20m) x 11'10" (3.61m) max
Bedroom 1	13'4" (4.07m) x 10'9" (3.27m)
Bedroom 2	9'3" (2.84m) x 9' (2.74m)
Bathroom	6'2" (1.89m) x 5'10" (1.78m)

### Agents Note:

Please note that there is a management charge for the upkeep of the roads & green areas in Andover Green. Please call our Wareham office for more details.

