



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A DECEPTIVELY SPACIOUS 3 BEDROOM VICTORIAN HOME REQUIRING SOME  
UPDATING & BENEFITTING FROM A LARGE GARDEN SET JUST  
OUTSIDE OF WAREHAM TOWN CENTRE.  
NO FORWARD CHAIN**



# Northport, Wareham, Dorset BH20 4AT

**PRICE £375,000**



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.  
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## Location:

The property is set just outside 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. The home is within walking distance of the main line train station on the Weymouth to London Waterloo Line. There is also a market every Saturday.

## Measurements:

Lounge	15'1" (4.61m) x 11'4" (3.47m)
Dining room	13'2" (4.02m) x 11' (3.37m)
Kitchen	11'11" (3.63m) x 8'1" (2.47m)
Conservatory	12' (3.67m) max 5'8" (1.73m)
Cloakroom	4'10" (1.48m) x 2'6" (.78m)
Hallway	14'7" (4.45m) x 7'7" (2.33m)
Bedroom 1	13'6" (4.13m) x 12'1" (3.70m)
Bedroom 2	11'8" (3.57m) x 8'2" (2.49m)
Bedroom 3	15'4" (4.67m) x 8'3" (2.53m)
Upstairs Cloakroom	4'10" (1.48m) x 2'9" (.86m)
Shower Room	6'9" (2.07m) x 5'4" (1.63m)
Study Area	7'1" (2.18m) x 5'10" (1.78m)
Workshop	31'2" (9.52m) x 6'7" (2.03m)

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### The Property:

This spacious Victorian home is accessed via an opaque upvc double glazed front door with matching stained-glass window above leading into the long entrance hall with an arch leading through into a reception hallway, there is a radiator, stairs up to the first floor accommodation and an understairs storage cupboard.

At the front of the property is the spacious lounge with double glazed windows with security blinds and a radiator beneath. A feature of the room is a brick built fireplace with space for inset fire and shelving to either side.

The dining room has upvc double glazed doors out to the conservatory, a further door out to the kitchen, a radiator and a cupboard housing the hot water tank with shelving above.

The kitchen has a matching range of cupboards at base and eye level with soft closing drawers. A four ring gas hob is set into the work surface with an oven and grill to the side. A stainless steel sink with side drainer is set into the work surface with splash back tiling surrounding & an integral dishwasher. There is a freestanding upright fridge/freezer & a washing machine. A upvc double glazed window overlooks out to the rear garden with a matching door through into the conservatory which is upvc constructed with door out to the rear garden and a polycarbonate roof.

There is a cloakroom with a modern suite comprising of a wc with wash hand basin above, splash back tiling surrounding and an opaque upvc double glazed window.

Stairs lead up to the first floor landing where there is an opaque upvc double glazed window to the side aspect and a radiator.

The master bedroom is set at the front of the property with a upvc double glazed window with security blinds overlooking the front aspect with a radiator beneath, the room benefits from fitted cupboards & wardrobes with hanging rails and shelving.

The second bedroom is a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath.

The third bedroom has a upvc double glazed window overlooking the rear aspect with a radiator beneath and is currently being used as a home office with shelving and cupboard space. Between these rooms is a study area.

The property benefits from an upstairs cloakroom and separate shower room. The cloakroom has a wc & an opaque upvc double glazed window to the side aspect. The modern shower room has a wash hand basin & a double shower cubicle with grab rails and a seat. There is an opaque upvc double glazed window to the rear aspect, a storage cupboard, floor to ceiling tiling and a heated towel rail.

### Parking:

The property is conveyed with 2 parking spaces in front of the property.

### Garden, Workshop & Solar Panels:

The delightful enclosed rear garden has a patio area abutting the property. The long rear garden is set out for easy maintenance with astro turf. There is range of mature shrubs and trees. At the rear of the garden is a summer house.

The property benefits from solar panels & a large workshop with a upvc double glazed door to the front aspect, a door to the rear and has power and light.

