



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

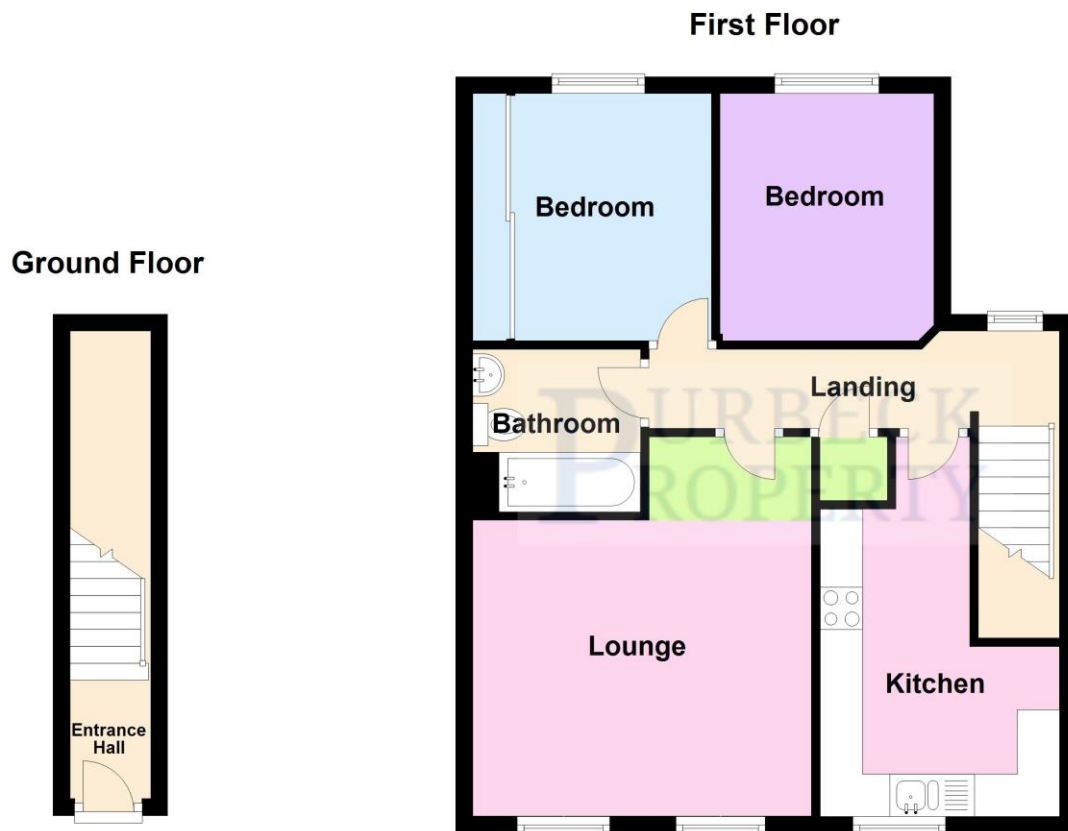
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A TWO BEDROOM MAISONETTE SET IN THIS
PRIVATE DEVELOPMENT IN THE HEART OF
WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Kennington Square, Wareham, Dorset BH20 4JR

PRICE £217,500



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:

The property is set in the heart of the Saxon Walled Town of Wareham within a short walk are local cafes, shops bars & the independent cinema. The main focal point of the town also within walking distance is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, sports centre, popular schools, 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.

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The Property:

This delightful property is accessed via its own private front door into an entrance vestibule which has a radiator & stairs to the accommodation.

The main hallway has access to all of the accommodation, a double glazed window, access to the loft via a hatch & a pull down ladder & an airing cupboard with a radiator & slatted shelving.

The living room has two double glazed windows overlooking the square. The room has two radiators & a fireplace with marble effect base & hearth & space for an inset fire.

The kitchen has a matching range of cupboards at base & eye level with drawers. A four ring gas hob is set into the work surface with an oven below. There is space & plumbing for a washing machine & for an upright fridge/freezer. A sink with side drainer is set into the work surface with splashback tiling surrounding. A double glazed window looks out on to Kennington Square. A boiler is tucked away in a cupboard, the floor is tiled & there is a radiator.

The master bedroom benefits from a range of fitted sliding wardrobes with hanging rails & shelving. There is double glazed window to the rear aspect with a radiator beneath.

The second bedroom is a double sized room currently used as a home office with a double glazed window to the side aspect with a radiator beneath.

The bathroom comprises of a bath with a shower attachment, a wc & a wash hand basin set into vanity unit. The room has partially tiled walls, tiled flooring, an extractor fan a radiator & a mirror fronted cabinet.

Parking:

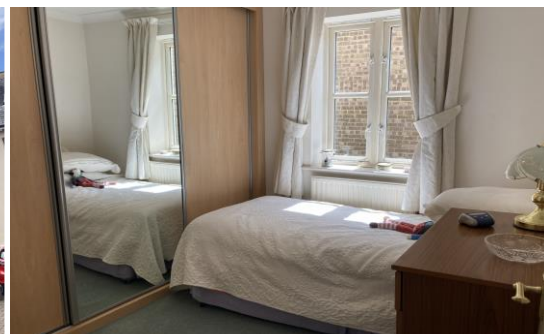
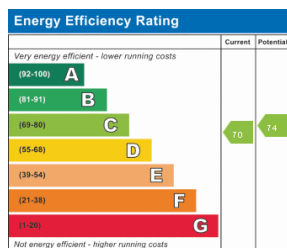
The property is conveyed with an allocated car parking space.

Kennington Square:

The property is set in this private development where there is a small communal charge for the upkeep of the communal areas.

Measurements:

Living Room	14'5" (4.41m) max x 12'7" (3.83m)
Kitchen	14'5" (4.40m) x 9'3" (2.82m) max
Bedroom 1	9'2" (2.80m) x 9' (2.76m)
Bedroom 2	9' (2.76m) x 8'4" (2.55m)
Bathroom	6'2" (1.88m) x 6' (1.83m)



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.