



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

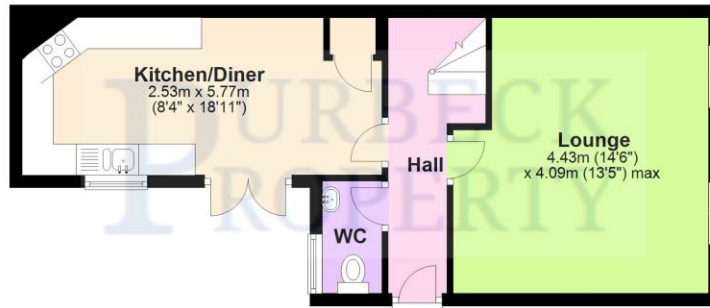
**A 3 BEDROOM TOWN HOUSE SET IN THE CENTRE
OF THE SAXON WALLED TOWN OF WAREHAM & BENEFITTING FROM A
WALLED COURTYARD AREA & ALLOCATED PARKING.**



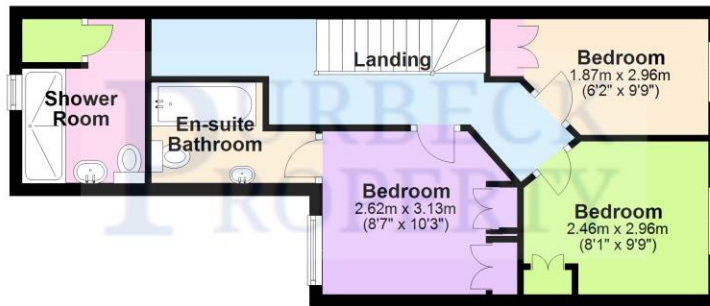
North Street, Wareham, Dorset BH20 4AQ

PRICE £350,000

Ground Floor



First Floor



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 located in the centre of Wareham, which 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 popular market every Saturday on Wareham Quay.

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The Property:

Set within the Saxon Walls of Wareham is this modern home within a flat walk to the shops & amenities of the town.

The property is accessed via a glass panelled door into the entrance hallway which has wood laminate flooring, an integral door mat, an alarm panel & stairs to the first floor accommodation.

The kitchen/diner is set at the rear of the property & has a range of fitted cupboards at base & eye level with display shelving. There is a four ring gas hob set into the work surface with an extractor above & oven below. A one & a quarter bowl sink is set into the side drainer with splash back tiling surrounding. There is tiled flooring throughout the spacious room with a double glazed window & matching patio doors out to the courtyard area. A useful under the stair's larder cupboard has room for a fridge/freezer.

The living room has two double glazed sash windows to the front aspect with radiators beneath. The room also has a fireplace with an inset gas fire with a marble effect base & hearth.

The first floor landing has access to all of the bedrooms & the bathroom. There is a loft accessed via a hatch. The first bedroom is a double sized room with a double glazed sash window overlooking the courtyard garden with a radiator beneath. There are a range of fitted wardrobes with hanging rails & storage space. Down a couple of steps is the en suite which comprises of a bath with shower attachment & splash

back tiling, wc & a wash hand basin. Additionally, there is an extractor fan & a shaver point with light.

The second bedroom could be used a double room if desired & has a double glazed sash window to the front aspect with a radiator beneath & a fitted wardrobe.

The third bedroom is currently being used as a home office & has a double glazed sash window to the front aspect with a radiator beneath & a range of fitted office furniture. There is also a fitted wardrobe.

The bathroom has a modern double shower cubicle with a wall mounted electric shower, wc & a wash hand basin. There is splash back tiling, an extractor fan, radiator & a double glazed sash window to the rear aspect. An airing cupboard houses the hot water tank with slatted shelving above.

Parking:

The property is conveyed with an allocated parking space situated in The Kennington Square development behind the property.

Garden:

The property has a walled courtyard area accessed via the kitchen/diner.

Kennington Square:

The property has use of the communal areas of Kennington Square. For further details of the management company please call our Wareham office on 01929 556660.

Measurements:

Kitchen/Diner	18'11" (5.78m) x 8'3" (2.53m)
Living Room	14'6" (4.42m) x 13'2" (4.03m) max
Cloakroom	5'9" (1.75m) x 3'1" (0.94m)
Bedroom 1	11'2" (3.40m) x 8'6" (2.60m)
En Suite	5'6" (1.68m) x 5'5" (1.66m)
Bedroom 2	9' (2.76m) x 8'1" (2.46m)
Bedroom 3	11'5" (3.48m) max x 6'1" (1.87m)
Bathroom	8'4" (2.55m) x 6'4" (1.94m)

