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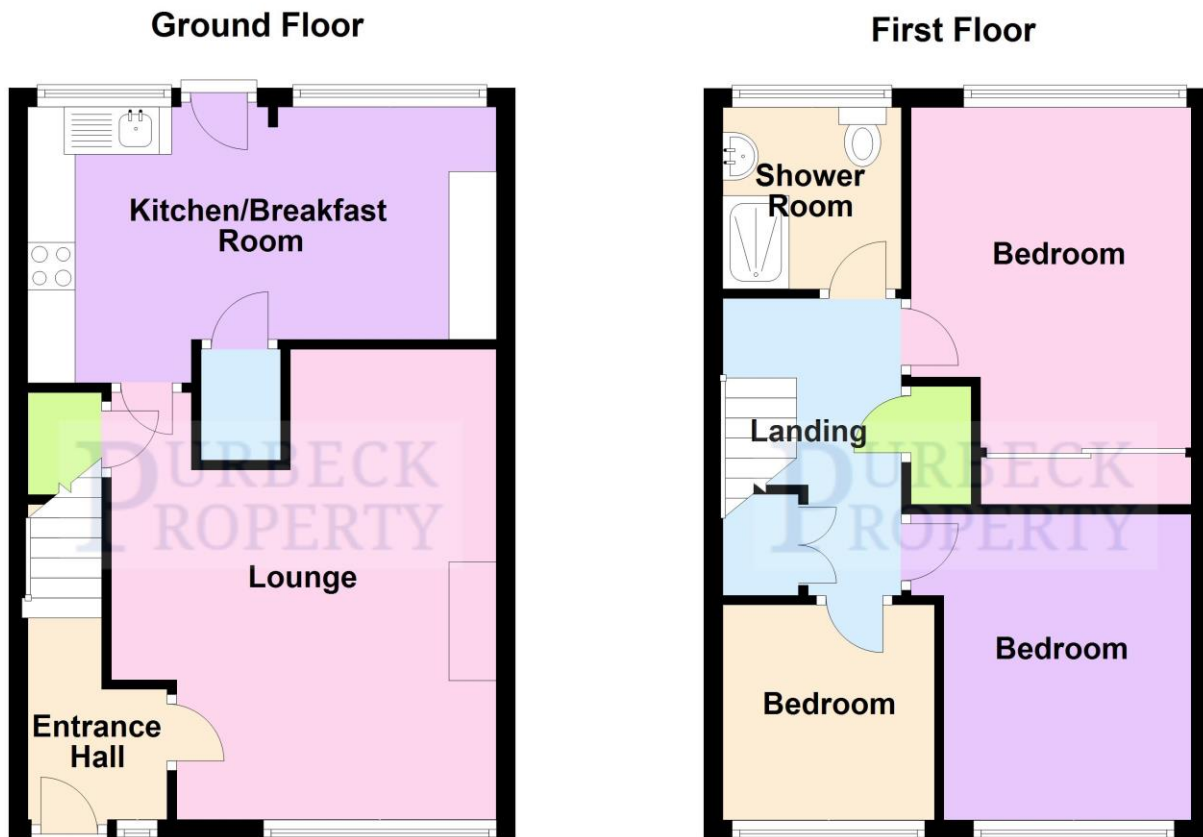
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**A 3 BEDROOM FAMILY HOME TUCKED AWAY AT THE END OF A CUL DE SAC  
WITH A SYLVAN OUTLOOK & REQUIRING SOME UPDATING.  
NO FORWARD CHAIN**



# Courtney Close, Northport, Wareham, Dorset BH20 4ED

**PRICE O.I.E.O: £300,000**



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Plan produced using PlanUp.

## Location:

This home is situated just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum.

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## PRICE £300,000

### The Property:

This family home tucked away at the end of a cul de sac with a delightful Sylvan outlook is accessed via an opaque upvc front door with a matching window to the side leading through into the entrance hallway with a radiator and stairs to the first-floor accommodation.

The living room has a full-length double-glazed window overlooking the front garden. There is a fireplace with wood surround & space for an inset gas fire. There is also a radiator & access to the understairs storage space.

An opaque door gives access to the kitchen/diner, which has a matching range of cupboards at base and eye level. There is space for an upright electric cooker with extractor hood over, space & plumbing for a washing machine. A sink with side drainer is set into the work surface with splash back tiling surrounding. The dining area has space for dining table and chairs, a radiator & upvc two double glazed windows with a matching opaque door out to the rear garden. A pantry cupboard provides useful storage space.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch with a pull down ladder & light, & an airing cupboard housing the boiler and hot water tank. There is also a useful double door cupboard with shelving.

The main bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath, the room benefits from mirror fronted sliding door wardrobes.

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

The third bedroom is a single room with a upvc double glazed window overlooking the front aspect with a radiator beneath.

The shower room comprises of a wc, wash hand basin & a double shower cubicle with sliding door and a wall mounted shower with tiling surrounding. There is also an opaque upvc double glazed window to the rear aspect and a radiator.

### Garage & Parking:

The property is conveyed with a garage with an up and over door with parking available in front. The garage has power & light.

### Garden:

The front garden is laid to lawn with a path leading up to the entrance porch & a gate giving access to the side & rear. The rear garden has a spacious patio area abutting the property. There is an outside tap & steps up to the tiered garden which is enclosed by fencing and hedges & is mainly laid to lawn.

### Measurements:

Living Room	16'2" (4.94m) x 13' (3.96m)
Kitchen	15'10" (4.82m) x 8'9" (2.66m)
Bedroom 1	11'9" (3.59m) x 9'5" (2.88m)
Bedroom 2	10'6" (3.21m) x 8'8" (2.64m)
Bedroom 3	7'4" (2.23m) x 6'11" (2.12m)
Bathroom	6'1" (1.86m) x 6' (1.83m)
Garage	15'7" (4.76m) x 8'1" (2.46m)

