



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

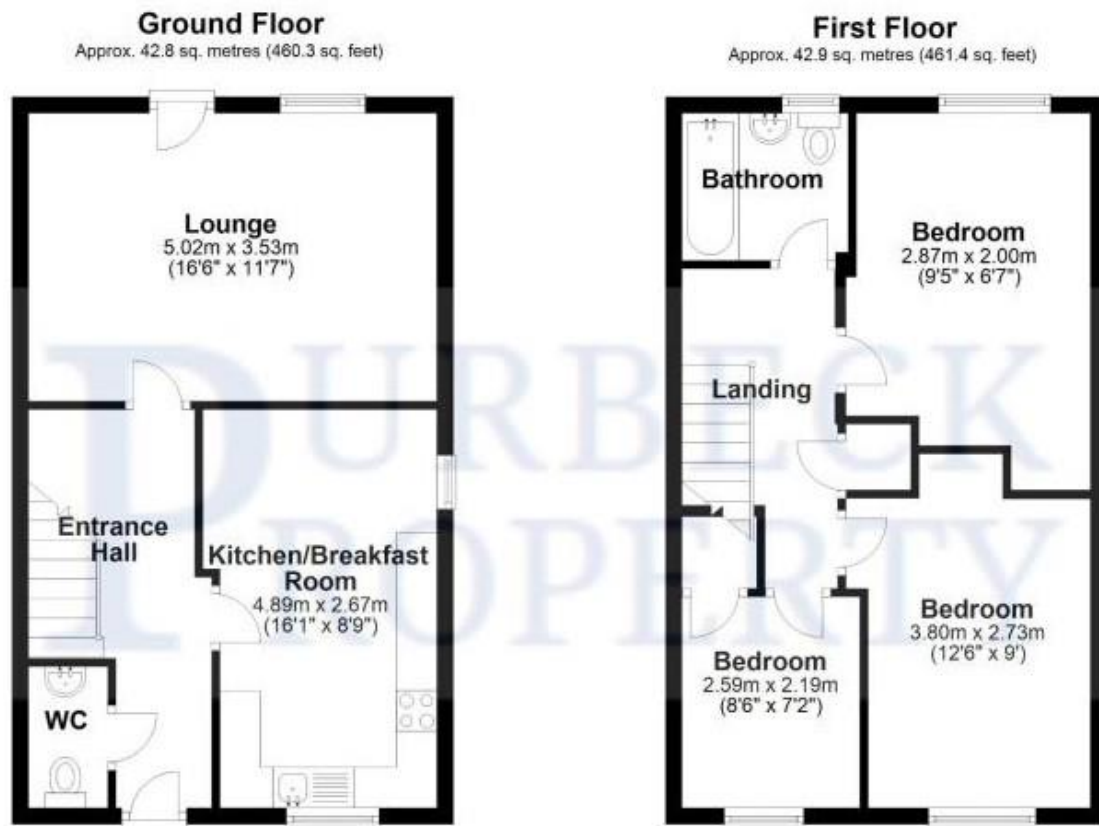
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Wareham  
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BH20 4LR  
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**A WELL PRESENTED 3 BEDROOM FAMILY HOME TUCKED AWAY  
IN A CUL DE SAC WITH OFF ROAD PARKING &  
AN ENCLOSED REAR GARDEN  
INTERNAL VIEWING RECOMMENDED**



# Locks Court, Wool, Wareham, BH20 6AZ

**PRICE: £340,000**



**Total area: approx. 85.6 sq. metres (921.7 sq. feet)**

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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

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 & the museum. There is also a market every Saturday.



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## The Property:

This well presented family home is accessed via a composite front door leading through into the entrance hallway which has wood flooring flowing throughout into the living area, there is a radiator enclosed in casing, under the stair's storage cupboard, stairs to first floor accommodation & a cloakroom with a continuation of the flooring from the hallway, a wc, wash hand basin with splashback tiling, radiator and an extractor fan.

The kitchen/diner has a modern fitted kitchen has a matching range of cupboards at base and eye level with soft closing drawers & an integral wine rack. There is a four ring gas hob set into the work surface with a fitted oven below and extractor hood above, there is a space and plumbing for a dishwasher and a washing machine, plus space for an upright fridge/freezer & tumble dryer. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. The room enjoys a double aspect with a upvc double glazed windows to front & side aspects. There is a radiator & space for dining room table and chairs.

The living area is set at the rear of the property with a upvc double glazed door out to the rear garden with matching windows to the side. There is a continuation of the wood flooring from the hallway and a radiator.

Stairs lead up to the first floor accommodation where there is an airing cupboard housing the hot water tank with shelving above.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath and a useful alcove ideal for a wardrobe.

The second bedroom is a double sized room with a upvc double glazed window with radiator beneath overlooking the front aspect. There is a useful alcove ideal for a wardrobe and access to the loft via a hatch.

The third bedroom is a generous single sized room with a upvc double glazed window to the front aspect with a radiator beneath and an integral over the stair's storage cupboard with hanging rail and storage space.

The family bathroom has a suite comprising of a wc, wash hand basin & a bath with shower attachment with a rainfall & hand held shower. There is splashback tiling, an extractor fan, an opaque upvc double glazed window to the rear aspect & a shaver point with light.

## Parking:

At the front of the property there are two allocated parking spaces.

## Garden:

The rear garden is predominately laid to lawn and enclosed by fencing with a large decked abutting the property. Storage down the side of the property with a gate giving access to the front of the property. There is a large shed at the rear with power and light and an external light.

## Measurements:

Lounge	16'5" (5.00m) x 11'7" (3.53m)
Kitchen	15'10" (4.83m) x 9'4" (2.84m)
Cloakroom	5'6" (1.68m) x 3'1" (0.94m)
Bedroom 1	13'3" (4.05m) x 9'8" (2.94m)
Bedroom 2	12'4" (3.76m) x 8'8" (2.65m)
Bedroom 3	8'8" (2.65m) x 7'4" (2.25m)
Bathroom	6'8" (2.04m) x 5'10" (1.79m)

