



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

****FOR SALE BY MODERN ONLINE AUCTION**
A MODERN 2 BEDROOM HOME WITH CHARACTER FEATURES
SET IN THE HEART OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Mill Lane, Wareham, Dorset BH20 4QX

GUIDE PRICE: £200,000



This Floor Plan is for guidance only and is NOT to SCALE
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Location:

Wareham is a picturesque market town set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has 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 modern home is accessed off Mill Lane in the heart of Wareham Town Centre into an open plan living room, with bay window.

The living area has a double glazed door out to the rear courtyard with a matching window to the side. There is a radiator & a meter cupboard. The room opens out into the modern kitchen which has a matching range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the work surface with an extractor above & oven below. Integral appliances include a dishwasher & a washing machine with space for an upright fridge/freezer. A sink with side drainer is set into the work surface with splash back tiling surrounding & there is tiled flooring.

The downstairs bedroom has a window to the front aspect, a radiator & an integral wardrobe with a hanging rail with shelving above.

Also, downstairs is a cloakroom which comprises of a wc & a wash hand basin set into a vanity unit with splash back tiling. The floor is tiled & there is also a heated towel rail, an extractor fan & a shaver point with light.

Stairs lead up to the first floor landing which could be used as a study area if desired, there is a vaulted ceiling & a window to the front aspect & a radiator.

The master bedroom has a window to the front aspect, a radiator & an integral wardrobe with hanging rail with shelving above. The room has feature exposed beams & a vaulted ceiling.

The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit & a bath with a wall mounted shower & splash back tiling. The room benefits from a heated towel rail, a shaver point with light & a cupboard housing the boiler. The floor is tiled & there are two Velux windows. The room has a vaulted ceiling with exposed beams.

Garden:

The rear courtyard is laid to patio slab.

Measurements:

Open Plan Living	18' (5.49m) x 14'3" (4.34m) max
Cloakroom	5'11" (1.81m) x 2'7" (0.80m)
Bedroom 1	14'4 (4.37m) x 8' (2.44m)
Bedroom 2	9'7" (2.92m) x 8'2" (2.51m)
Bathroom	10'5" (3.18m) x 4'9" (1.45m)

Estate Agents Note:

Please note under the Estate Agency Act 1979 that the owners of the property are also the directors of Whoobid Auctioneers.

