



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

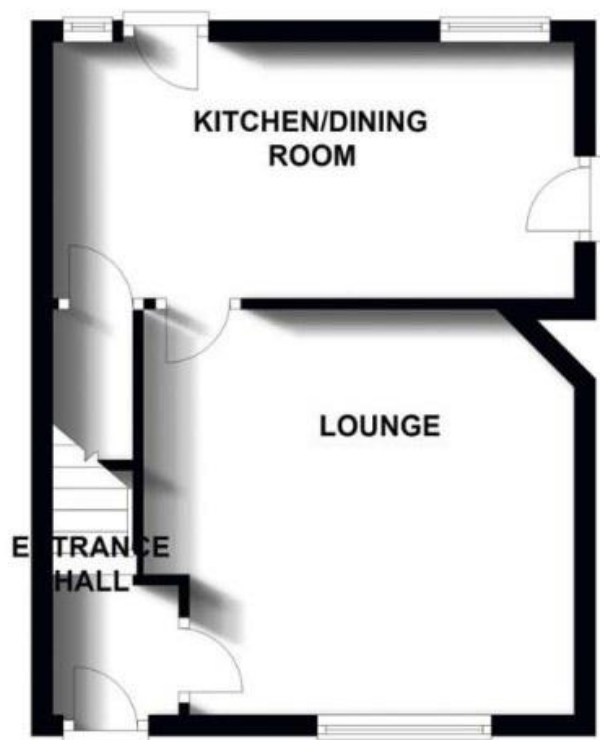
**A SPACIOUS 2 DOUBLE BEDROOM SEMI DETACHED HOME WITH
THE POTENTIAL TO EXTEND TO
THE SIDE & BACK (STPP).
IDEAL FIRST TIME PURCHASE OR INVESTMENT.**



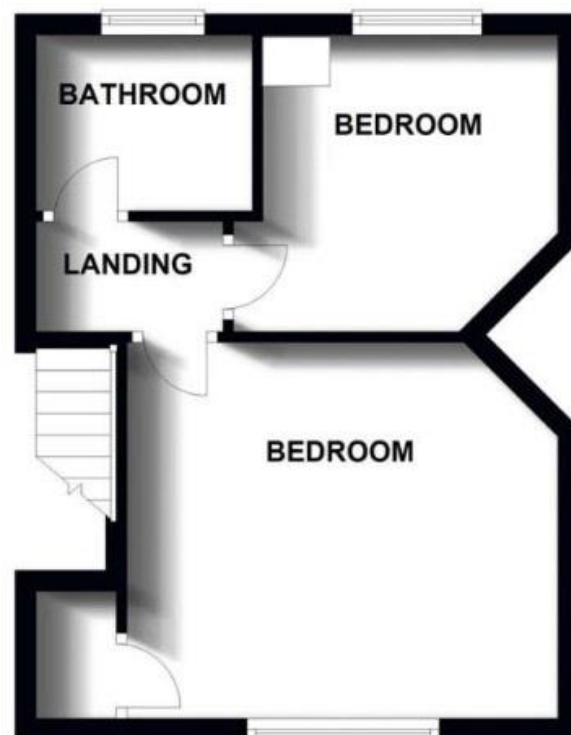
Gaza Road, Bovington, Wareham, Dorset BH20 6LB

PRICE £250,000

GROUND FLOOR



FIRST FLOOR



Location:

The property is set in Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops.

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

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The Property:

This two double bedroom home is accessed via an opaque upvc double glazed door through into an entrance hall where there is a radiator and stairs up to the first floor accommodation.

The lounge room has a upvc double glazed window to the front aspect with a radiator beneath. A feature of the room is the fireplace with a wood frame surround, tiled base and inset gas fire.

The kitchen/diner has a matching range of cupboards at base and eye level with drawers. There is space for an inset gas cooker, space for upright fridge/freezer & space and plumbing for washing machine. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is also an extractor fan & a useful understairs storage cupboard in the dining area of the kitchen. An opaque upvc double glazed door gives access to the garden with matching windows in both the kitchen & dining areas.

Stairs lead up to the first floor accommodation where there is an entrance to the loft via a hatch.

The master bedroom has a upvc double glazed window overlooking the front aspect with a radiator beneath, the room benefits from a fitted double door wardrobe plus an over the head bulk head cupboard with ample storage space and hanging rail.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath, there is a built in airing cupboard housing the hot water tank with slatted shelving above.

The family bathroom has a suite comprising of a wc, wash hand basin & a bath with a separate wall mounted electric shower with splash back tiling surrounding. There is an opaque upvc double glazed window overlooking the rear garden, an extractor fan, radiator and a mirror fronted medicine cabinet.

Garden:

The enclosed rear garden is mainly laid to lawn which sweeps round the property to the front garden with a gate to the side giving access to the side path. There is a patio area abutting the property. The property benefits from a brick built shed with ample storage space & a gardeners shed. A path leads to the front garden where there are a number of mature shrubs surrounding.

Measurements:

Lounge	12'10" (3.91m) x 12'5" (3.80m)
Kitchen/Diner	15'11" (4.86m) x 8' (2.44m)
Workshop	10'8" (3.25m) x 8' (2.44m)
Bedroom 1	12'10" (3.92m) x 11'7" (3.54m)
Bedroom 2	9'2" (2.79m) x 8'10" (2.71m)
Bathroom	6'8" (2.05m) x 5'6" (1.67m)

