



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

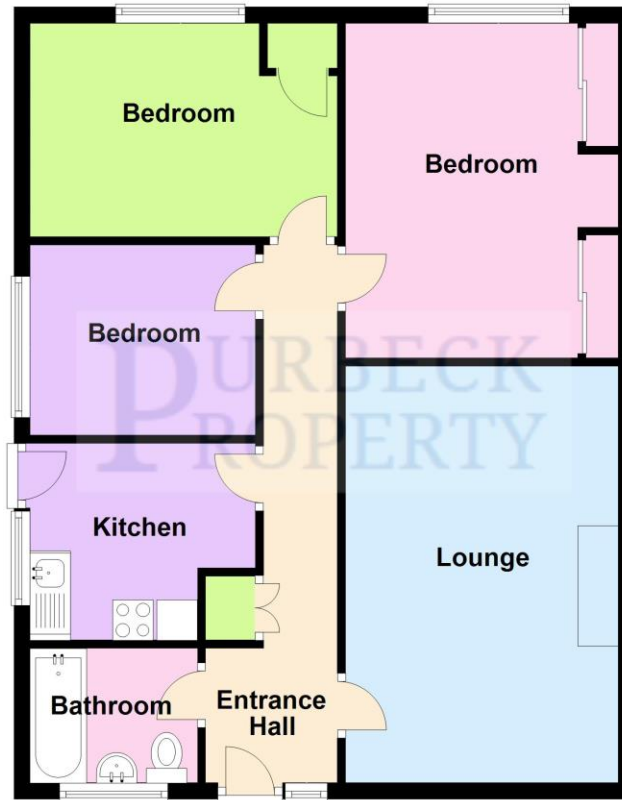
**A 3 BEDROOM SEMI DETACHED BUNGALOW SET AT THE
END OF A CUL DE SAC YET CLOSE TO VILLAGE SHOPS
REQUIRING SOME UPDATING.
NO FORWARD CHAIN**



High Street Close, Wool, Wareham BH20 6BW

PRICE £330,000

Ground 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 bungalow 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.

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The Property:

This delightful bungalow is accessed via an opaque upvc double glazed door with a matching window to the side leading through into the entrance hallway which has a radiator, entrance to the loft via a hatch and an airing cupboard housing the hot water tank with shelving above.

The kitchen has a matching range of cupboards at base and eye level with display shelving. A sink with side drainer is set into the work surface with space and plumbing for a washing machine, space for an upright cooker & space for upright fridge/freezer. There is a wall mounted boiler, upvc double glazed door out to the garden with a matching window to the side.

The spacious living room has a upvc double glazed window looking out to the front garden. There is a radiator, an open fireplace with slate base and brick surround with wood shelf above and fitted shelving in the alcove to the side.

The master bedroom has a upvc double glazed window overlooking the rear aspect. There is a radiator & a range of fitted wardrobes with sliding doors and a dressing table in between with shelving.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden. There is a radiator and a fitted cupboard with drawers and shelving.

The third bedroom is a single sized room with a upvc double glazed window to the side aspect and a radiator.

The bathroom comprises of a matching suite, with a wc, a wash hand basin & a bath with a wall mounted shower & splashback tiling surrounding. There is also an opaque upvc double glazed window to the front aspect and a heated towel rail.

Parking:

The property has a driveway providing off road parking.

Garden:

The front garden is laid to lawn and enclosed by hedging with a number of mature shrubs with a path leading up to the front door.

The rear garden is enclosed by fencing and laid to lawn with borders of mature shrubs, a shed and a gate giving access to the front aspect

Measurements:

Lounge	16'10" (5.14m) x 10'10" (3.31m)
Kitchen	9' (2.76m) x 7'8" (2.35m)
Bedroom 1	13' (3.97m) x 10'11" (3.33m)
Bedroom 2	12'4" (3.77m) x 8'11" (2.72m)
Bedroom 3	9' (2.75m) x 8' (2.44m)
Bathroom	6'9" (2.07m) x 5'4" (1.64m)

