



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

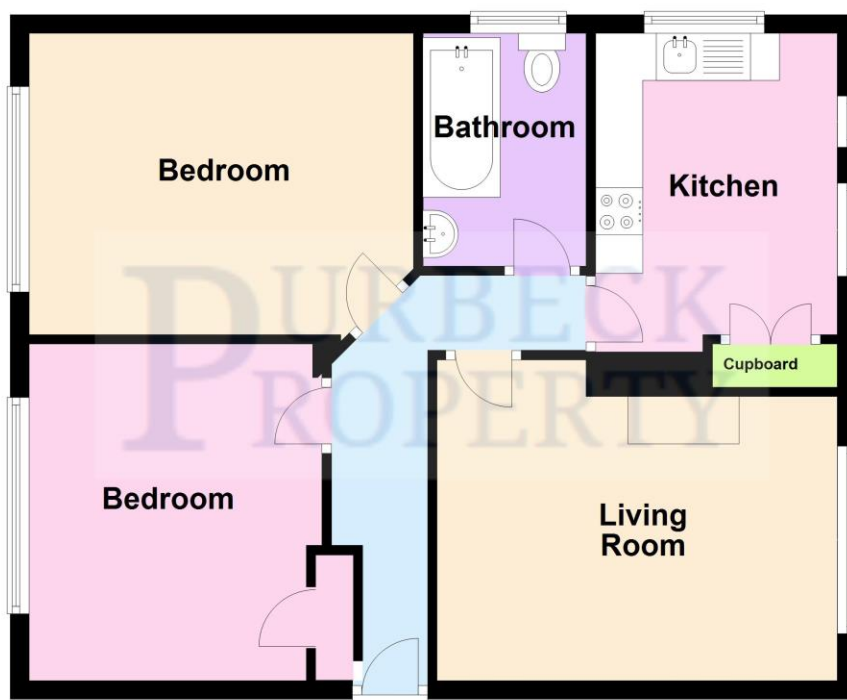
**A WELL PRESENTED 2 DOUBLE BEDROOM FIRST FLOOR FLAT
WITH THE BENEFIT OF ITS OWN PRIVATE GARDEN,
WITHIN WALKING DISTANCE OF LOCAL SHOPS.**



St Helens Road, Sandford, Wareham BH20 7AX

PRICE £219,950

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:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church, Lady St Mary's Church, library and the museum.

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The Property:

Set in this convenient location this spacious flat is accessed via a communal entry door with stairs to the first floor.

A secure front door leads through into the entrance hallway which in turn gives access to all of the accommodation. There is access to the loft via a hatch.

The living room has a upvc double glazed window overlooking the rear aspect with a radiator beneath. The room has a fireplace with an inset gas fire.

The modern kitchen enjoys a double aspect with upvc double glazed windows to side & to the rear. The room has a matching range of cupboards at base & eye level with soft closing drawers. A four ring ceramic hob is set into the work surface with a fitted oven below & extractor above. There is a sink with side drainer set into the work surface with mosaic splash back tiling surrounding. There is space for an upright fridge/freezer & for a breakfast table & chairs. An airing cupboard with slatted shelving is in the corner of the room.

The master bedroom looks out to the front aspect with a upvc double glazed window. There is a radiator & a range if built in wardrobes with hanging rails & shelving.

The second bedroom is also a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room also benefits from a fitted wardrobes with hanging rails & shelving.

The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit with drawers below & a bath with a wall mounted shower & glass shower screen. The fully tiled room has an opaque window to the side aspect, an extractor fan & a heated towel rail.

Garden:

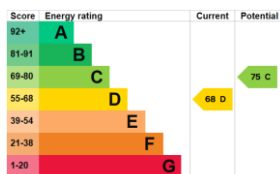
The property is conveyed with its own private garden set at the rear of the development. It is enclosed by fencing & is predominately laid to lawn with a patio area.

Measurements:

Living Room	14'3" (4.36m) x 11'4" (3.47m)
Kitchen	10'11" (3.30m) x 7'9" (2.36m)
Bedroom 1	14'1" (4.30m) x 10'10" (3.32m)
Bedroom 2	12'1" (3.69m) x 11'5" (3.48m)
Bathroom	7'9" (2.38m) x 6' (1.82m)

Lease:

Lease & service charge details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.