



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

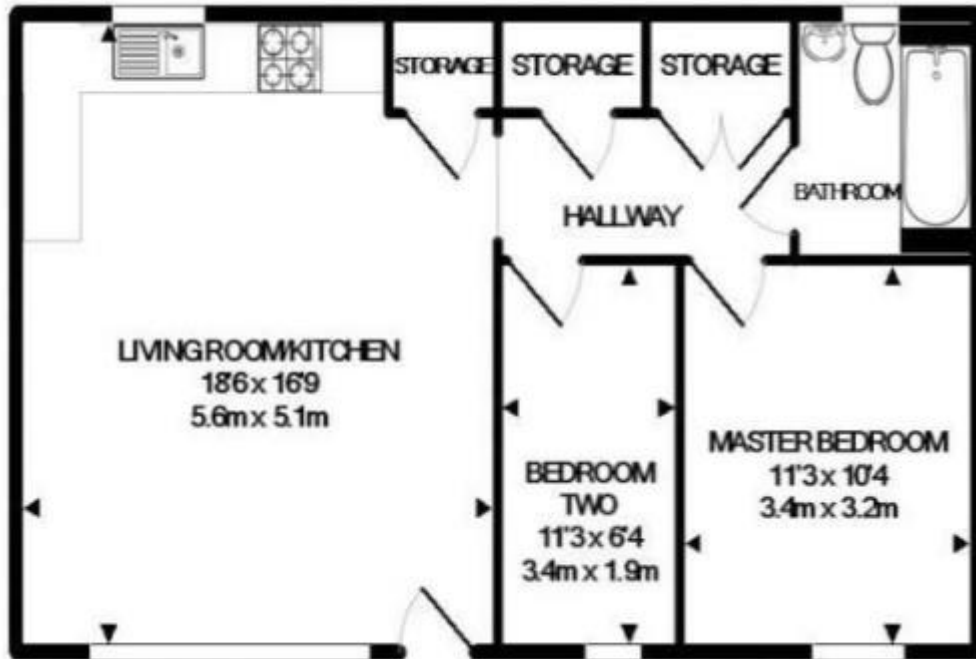
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Wareham  
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BH20 4LR  
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**A MODERN TWO BEDROOM GROUND FLOOR FLAT BACKING ON TO FIELDS WITH  
THE BENEFIT OF HAVING A GARDEN, GARAGE & ALLOCATED PARKING.  
NO FORWARD CHAIN**



# Cowslip Close, Wool, Wareham BH20 6HX

**PRICE £225,000**



## Location:

This modern ground floor flat 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:

The modern ground floor flat is accessed via a paved path to a double glazed front door that leads to an open plan living area.

The modern open plan living room has a large double glazed window to the front aspect & two radiators.

The kitchen is incorporated into the living area & comprises of a matching range of cupboards at base & eye level with drawers. A four ring gas hob is set into the work surface with an oven below, extractor above & stainless steel splash back behind. A stainless steel sink with side drainer is set into the work surface with space & plumbing for a washing machine & for an upright fridge/freezer. There is also a built in larder cupboard & double glazed window to the rear aspect giving views of neighbouring fields.

An inner hall connects the bedrooms & bathroom from the living area. It comprises of two recessed built in storage cupboards & a built in double airing cupboard containing a wall mounted gas combination boiler

The master bedroom is a spacious room with a double glazed windows to front aspect with a radiator beneath.

The second bedroom is currently used as a home office & a dressing room. There is a double glazed window to the front aspect with a radiator beneath.

The modern bathroom comprises of a bath with a wall mounted shower with a curtain rail, a wc & a wash hand basin with splashback tiling. There is a wall mounted vanity mirror, a radiator, an opaque double glazed window to the rear aspect & a wall mounted electric shaver point.

## Garage & Parking:

The property is conveyed with a garage with an up & over door, plus there is an allocated car parking space & visitor bays.

## Garden:

The property has the front garden which is laid to lawn with a path between the two lawns leading to the front door.

## Measurements:

Open Plan Living	17'0" (5.41m) x 16'7" (5.07m)
Bedroom 1	11'2" (3.41m) x 10'3" (3.13m)
Bedroom 2	11'2" (3.42m) x 6'3" (1.91m)
Bathroom	6'9" (2.06m) x 6'3" (1.91m)



The graph shows this property's current and potential energy rating.

