



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

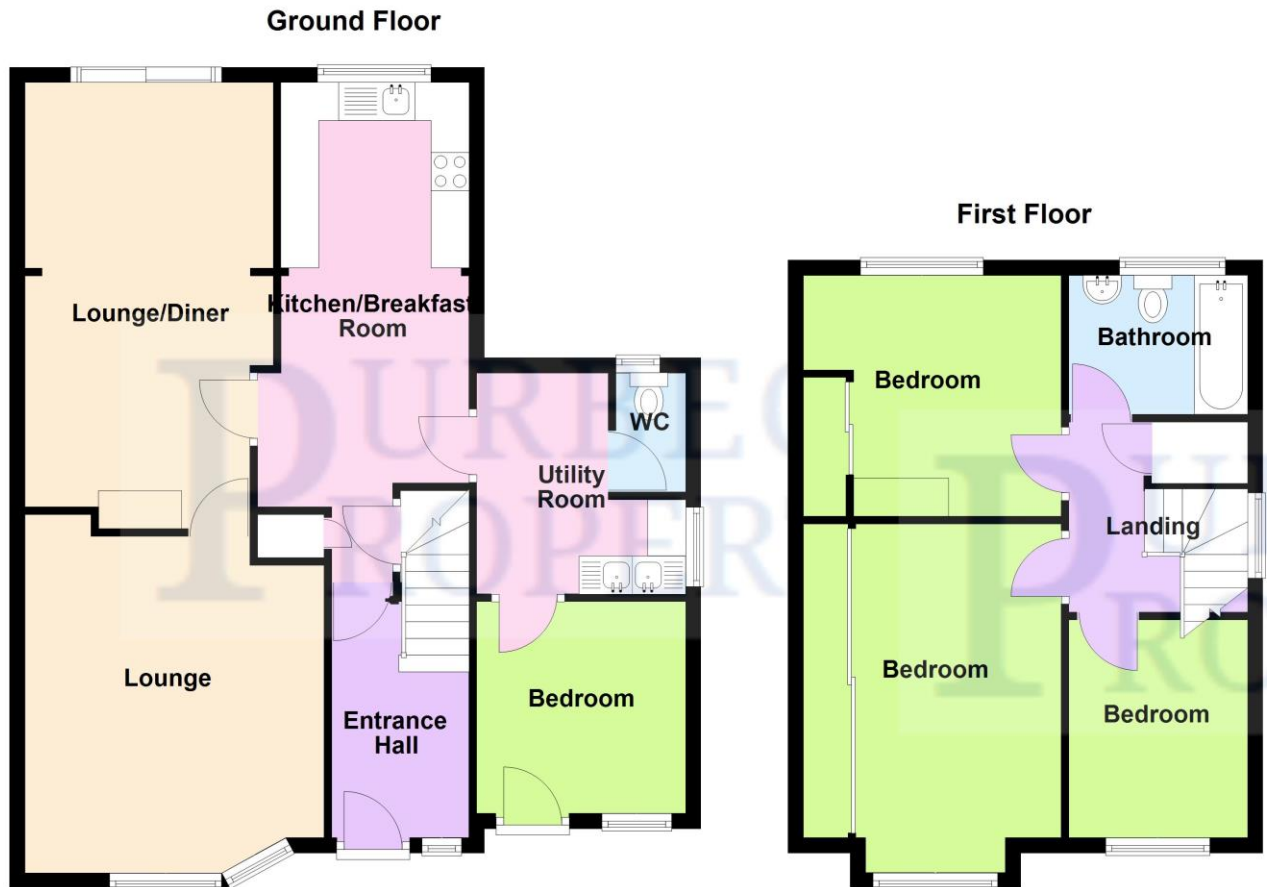
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS EXTENDED FAMILY HOME OFFERING 3-4 BEDROOMS
& REQUIRING COMPLETE MODERNISATION.
NO FORWARD CHAIN**



Cologne Road, Bovington, Wareham BH20 6NT

PRICE £300,000



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. Bovington is within close proximity to The Tank Museum, Money World East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial. 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.

Measurements:

Lounge	15'2" (4.64m) x 12' (3.68m)
Dining Room	19'6" (5.95m) x 10'7" (3.24m)
Kitchen	22'2" (6.77m) x 7'5" (2.28m)
Utility Room	9'5" (2.89m) x 8'11" (2.73m)
Study/Bedroom	9'6" (2.90m) x 8'11" (2.74m)
Cloakroom	4'10" (1.49m) x 3'1" (0.94m)
Bedroom 1	13'1" (4m) x 9'2" (2.81m) inc wardrobes
Bedroom 2	10'5" (3.18m) x 10'5" (3.18m)
Bedroom 3	9'1" (2.78m) x 7'8" (2.35m)
Bathroom	7'7" (2.33m) x 5'11" (1.80m)

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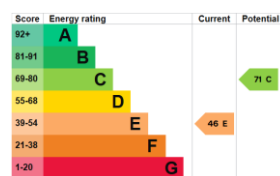
The Property:

This spacious home is accessed via an opaque upvc front door with a matching window to the side leading into the entrance hallway where there are stairs to the first-floor accommodation with storage beneath & an electric storage heater.

The extended kitchen/breakfast room has a upvc double glazed window looking out to the rear garden. There is a matching range of cupboards at base & eye level including shelving, display cupboards & drawers. A four-ring electric hob is set into the work surface with oven below & a pullout extractor & light above. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is space for white appliances. There is an understairs larder cupboard & an additional broom cupboard with shelving. Off the kitchen is the utility room with an opaque upvc door out to the rear garden. A sink with double side drainer is set into the work surface with cupboards below & splash back tiling surrounding. There is space & plumbing for a washing machine & an electric storage heater.

The downstairs cloakroom has a wc with splash back tiling surrounding & an opaque upvc double glazed window to the rear aspect.

Off this room is a downstairs bedroom/home office with an opaque upvc double glazed door to the front aspect with a window to the side & an electric storage heater. This room could be turned into an annex subject to the relevant planning permission.



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

The dining room has a upvc sliding patio door out to the rear garden. It is an extended room with a chimney breast with tiled base & hearth with an alcove to the side. There is electric heating & a door through to the living room which has a upvc double glazed half bay window to the front aspect with an electric storage heater beneath & a fireplace with tiled base & hearth.

Stairs lead up to the first-floor accommodation where there is a upvc double glazed window to the side aspect & access to the loft via a hatch.

The master bedroom has a upvc double glazed window to the front aspect with a fitted dressing table/drawers into the square bay. The room has electric heating & benefits from a triple mirror fronted sliding door wardrobe with a hanging rail & shelving.

The second bedroom is a good-sized double room with a upvc double glazed window overlooking the rear garden. There is a fitted furniture including a dressing table, up & over cupboards, shelving & a double mirror fronted sliding door wardrobe & an electric storage heater.

The third bedroom has a upvc double glazed window to the front aspect & an electric heater.

The family bathroom comprises of a wc, a wash hand basin set into a vanity unit & a bath with shower attachment. There is an opaque upvc double glazed window to the rear aspect, floor to ceiling tiling & an electric wall mounted heater.

Garage & Parking:

The garage has power, light & parking in front.

Garden:

The front garden is laid to lawn with a patio slab path leading up to the front door & round to the side of the property. The rear garden has a large patio area abutting the property, it is predominately laid to lawn with a slab path leading along the boundary. There is a shed with power & light.

