



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

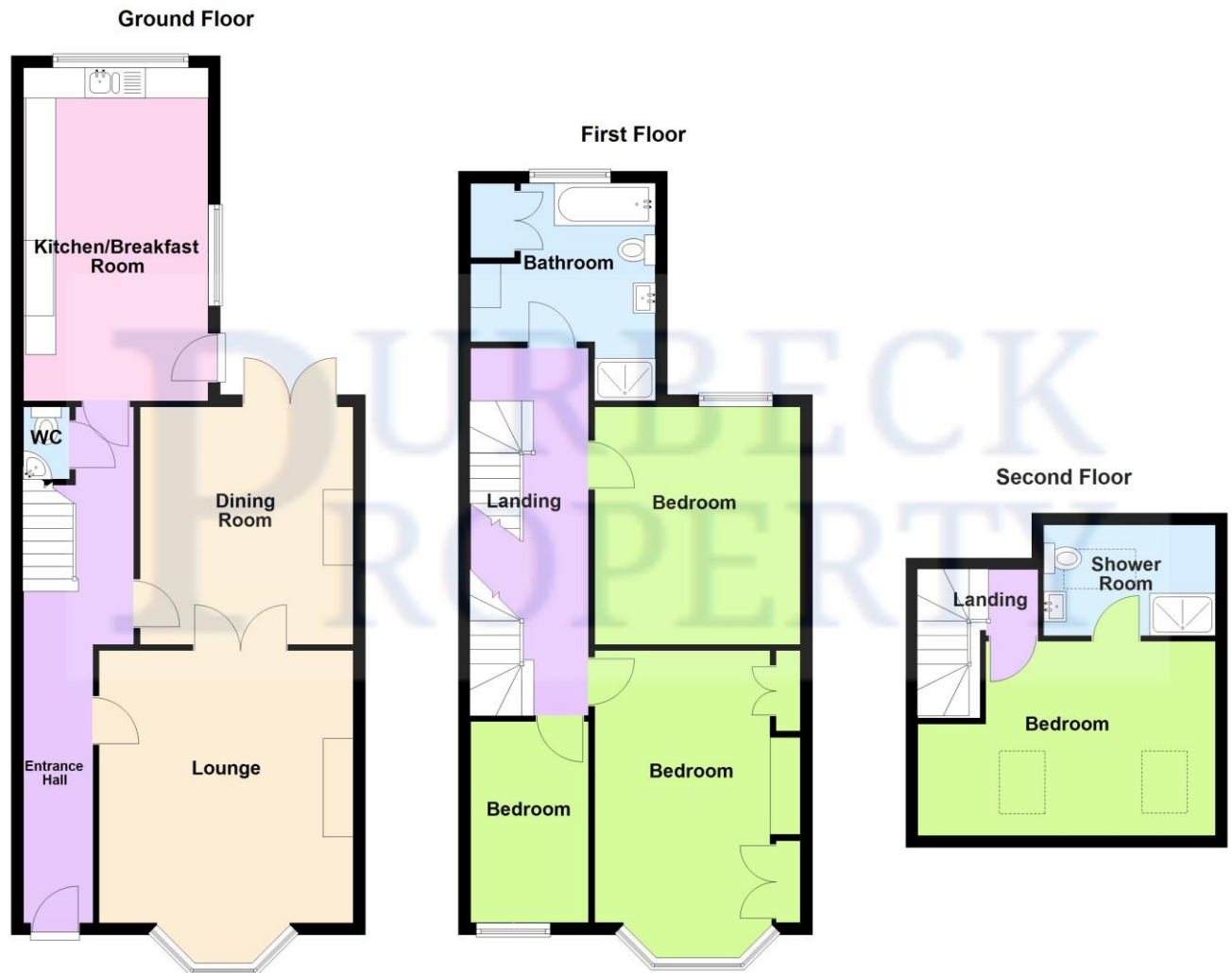
5 South Street
Wareham
Dorset
BH20 4LR
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**A VERY WELL PRESENTED & EXTENDED 4 BEDROOM VICTORIAN TOWN HOUSE
SET WITHIN THE SAXON WALLS OF WAREHAM TOWN CENTRE
OFFERING A NUMBER OF CHARACTER FEATURES.
VENDOR SUITED**



East Street, Wareham, Dorset BH20 4NW

PRICE £545,000



Location:

This Victorian Town House is set close to the East Saxon Walls of Wareham & within walking distance of the shops of the Town. 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. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

Measurements:

Lounge	16'9" (5.11m) into bay x 13'7" (4.14m)
Dining Room	12'9" (3.89m) x 11'3" (3.45m)
Kitchen	17'11" (5.47m) x 9'9" (2.98m)
Cloakroom	3'8" (1.12m) x 2'5" (0.75m)
Bedroom 1	16'2" (4.94m) x 10'4" (3.16m)
En Suite	8'11" (2.72m) x 5'10" (1.79m)
Bedroom 2	12'10" (3.91m) x 11'4" (3.46m)
Bedroom 3	16'7" (5.07m) x 9'8" (2.95m)
Bedroom 4	10'11" (3.33m) x 6'3" (1.91m)
Bathroom	11'10" (3.62m) x 10'2" (3.11m)

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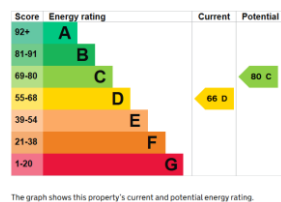
PRICE £545,000

The Property:

This spacious & well-presented home is accessed via an original Victorian opaque glass panelled front door leading through into the entrance hallway, where there is strip wood flooring flowing throughout, a radiator & stairs up to the first-floor accommodation with an understairs storage cupboard.

The lounge is set at the front of the property with a upvc double glazed sash bay window with a radiator beneath. A feature of the room is a fireplace with a log burner & a Purbeck stone Hearth & shelf above with alcoves to either side. Glass panelled doors lead through into the dining room where there is a continuation of the strip wood flooring. Original Victorian French doors out to the rear garden & a radiator. The room benefits from a Victorian fireplace with a tiled base & slate surrounds with alcoves to either side.

The extended kitchen/breakfast room is at the rear of the property with a matching range of solid oak cupboards at base & eye level with soft closing drawers, display shelving & cabinets. A one & a quarter bowl sink with side drainer is set into the work surfaces with natural stone splashback tiling surrounding. There is space for a number of appliances including a gas cooker, an upright fridge/freezer, space & plumbing for a washing machine & dishwasher. The spacious room has a radiator, upvc double glazed windows overlooking the rear garden, with sash windows to the side aspect with an original Victorian door to the side. There is space for dining table & chairs.



The downstairs cloakroom has a wc & a corner wash hand basin with splashback tiling. There is an extractor fan. Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch, a radiator & stairs to the top floor suite with an understairs storage cupboard.

Bedrooms 2 & 3 are double sized rooms Victorian fireplaces with tiled base & slate surrounds. Bedroom 2 has upvc double glazed sash windows to the front aspect & two wardrobes with hanging rails & storage space. Bedroom 3 has a sash window overlooking the rear garden with a radiator beneath.

Bedroom 4 has a sash window to the front aspect with a radiator beneath, there is space for a single bed, or the room could be used a home office if desired.

The spacious bathroom comprises of a wc, a wash hand basin, a double shower cubicle with a wall mounted power shower with splashback tiling & a Victorian style roll top bath with mixer tap & handheld shower. The room has a heated towel rail, a mirror fronted cabinet & a spacious laundry cupboard with slatted shelving.

Stairs lead up to the top floor landing with a Velux window to the rear aspect & access to the under eaves storage.

The master suite has two Velux windows to the front aspect giving views towards Arne, the town & beyond to the Purbeck Hills. There is a radiator, access to under eaves storage & an en suite comprising of a wc, a wash hand basin with splashback tiling & a double shower cubicle with a wall mounted shower & splashback tiling. There is also an extractor fan, a heated towel rail & a double glazed Velux window overlooking the rear garden & East Saxon Walls.

Garden:

The enclosed rear garden has a patio area abutting the property with an outside tap & raised borders. There is an area laid to lawn with a sunk in pond & a vegetable patch. At the rear of the garden is a storage shed with power & lights, a patio area & private rear access via a gate.

