



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS EXTENDED 2 DOUBLE BEDROOM DETACHED BUNGALOW WITH A
SOUTHERLY REAR GARDEN WITHIN WALKING DISTANCE OF LOCAL SHOPS & THE
MAIN LINE TRAIN STATION.
NO FORWARD CHAIN**



Carey Road, Carey, Wareham BH20 4AY

PRICE £385,000



Location:

This delightful bungalow is set in the popular residential location of Carey. Within walking distance is Wareham Forest, the train station, local shops & buses. Wareham Town Centre is a 5-minute drive away with the main focal point of the town being its Quay with boat trips to Poole Harbour. Further benefits include an independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

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The Property:

This spacious bungalow is accessed via an opaque upvc double glazed front door leading through into an entrance hallway which has a radiator, a double door airing cupboard housing the hot water tank with slatted shelving above & access into a loft room via a loft ladder.

The extended living room has a upvc double glazed window overlooking the garden with a double-glazed sliding patio door & further opaque upvc double glazed windows to the side aspect. The spacious room has two radiators, a fireplace with an inset electric fire, slate base & brick surround.

The kitchen/breakfast room has a range of cupboards at base & eye level with drawers & display shelving. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling. A four-ring gas hob is set into the work surface with an oven below & extractor above. There is space for an upright fridge/freezer & space & plumbing for a washing machine. A upvc double glazed window looks out to the rear garden with a matching opaque door to the side. There is also a larder cupboard with shelving, a radiator & space for breakfast table & chairs if desired.

The master bedroom is a spacious double room with a upvc double glazed window to the front garden with a radiator beneath.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath.

The shower room comprises of a wc, a wash hand basin & a double shower cubicle with wall mounted electric shower with splashback tiling surrounding. The room has an opaque upvc double glazed window to the side aspect, a heated towel rail & a mirror fronted cabinet.

Garage & Parking:

The property has a driveway with a garage in the rear garden with double doors, power and light.

Garden:

The front garden is laid to lawn with a number of mature shrubs & hedges surrounding with a patio slab path leading up to the front door.

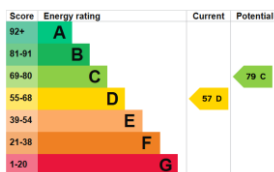
The mature southerly rear garden has a patio area abutting the property. It is predominantly laid to lawn & enclosed by hedges & fence panels. There are two greenhouses & a seating area at the end of the garden.

Measurements:

Lounge	21' (6.41m) x 16'5" (5.01m)
Kitchen/Breakfast Room	11'11" (3.65m) x 10'11" (3.34m)
Bedroom 1	12'4" (3.76m) x 10'11" (3.76m)
Bedroom 2	11'8" (3.57m) x 9'11" (3.04m)
Bathroom	7'2" (2.18m) x 5'5" (1.67m)

Agents Note:

Please note there is a loft room accessed via a loft ladder with double glazed dormer window to the rear aspect, a radiator & under the eave's storage.



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



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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.