



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

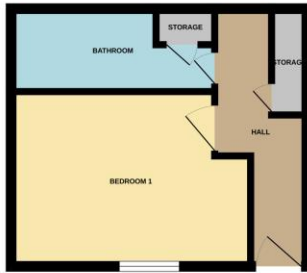
**A CHARACTERFUL 3 BEDROOM TOWN HOUSE REQUIRING SOME UPDATING
SET IN THE HEART OF WAREHAM TOWN CENTRE
WITH PARKING.
NO FORWARD CHAIN**



Tennay Court, South Street, Wareham BH20 4LT

PRICE O.I.E.O. £250,000

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

The property is set in the heart of the Saxon Walled Town of Wareham. 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.

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The Property:

This 3-bedroom freehold town house is ideal if you are looking to place your own stamp on to a property & is ideally set in the town centre. It is accessed via a glass panelled front door into the entrance hallway where there are stairs to the first-floor accommodation with a spacious under stairs storage cupboard & a radiator.

The downstairs bedroom is a generous size with a window to the front aspect. There is a radiator & useful alcove.

Also, downstairs is the bathroom which comprises of a wc, a wash hand basin & a bath with a wall mounted shower with splash back tiling. There is also an extractor fan, a radiator, a shaver point with light & a cupboard with slatted shelving.

Stairs lead up to the first floor where there is a radiator & an integral cupboard. The spacious living room has a window to the front aspect with a radiator beneath & a glass panelled door.

Double doors give access to the kitchen which has 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 to the side. A sink with side drainer is set into the work surface with splash back tiling. There are windows to the rear aspect & space &

plumbing for a washing machine & for an upright fridge/freezer.

Stairs lead up to the top floor accommodation where there is a Velux window.

The second bedroom is a double size room with a window to the rear aspect & a radiator.

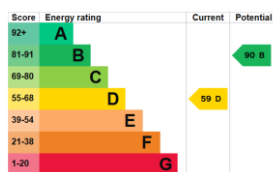
The third bedroom is a single sized room with a window to the front aspect with a radiator beneath.

Parking:

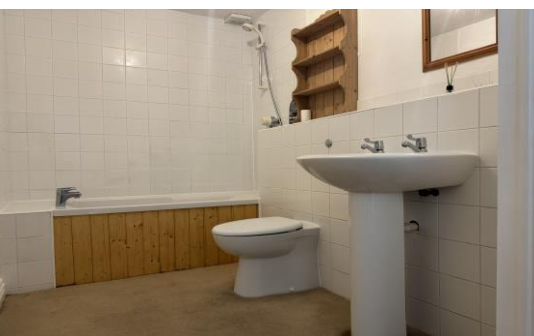
The property is conveyed with an allocated car parking space.

Measurements:

Lounge	18'3" (5.56m) x 10'7" (3.23m)
Kitchen	11'7" (3.54m) x 6'11" (2.12m)
Bedroom 1	13'4" (4.06m) x 9'8" (2.96m)
Bathroom	11' (3.35m) x 5'7" (1.72m)
Bedroom 2	12'10" (3.92m) x 11'1" (3.39m)
Bedroom 3	9'2" (2.81m) x 6'7" (2.01m)



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



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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.