



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED EXTENDED 2 DOUBLE BEDROOM HOME OFFERING SPACIOUS
ACCOMMODATION & 2 ALLOCATED PARKING SPACES.
VIEWING RECOMMENDED**



Elder Road, Bere Regis, Wareham BH20 7NB

PRICE £270,000



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

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 popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles northwest of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

Wareham itself 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:

This deceptively spacious 2-bedroom home is accessed via an opaque upvc double glazed front door through into an entrance hallway which has a radiator & tiled flooring flowing through into the utility room.

The utility room has a matching range of cupboards at base & eye level with soft closing drawers. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine & for a wc if required. There is also an extractor fan, a radiator & a boiler housed within a cupboard.

A glass panelled door leads from the hallway into the spacious living room where there are two radiators, wood laminate flooring throughout, stairs up to the first-floor accommodation with an understairs storage cupboard beneath.

A square arch gives access into the kitchen/diner which makes an ideal family area. There is a matching range of cupboards at base & eye level with drawers. There is space for an upright gas cooker with an extractor & light above. There is space for an upright fridge freezer plus space & plumbing for a dishwasher. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window with a matching door to the side looks out on to the rear garden. There is also a radiator & two Velux windows.

Stairs lead up to the first-floor accommodation where the master bedroom is set at the front of the property with a upvc double glazed window with a radiator beneath.

The double sized second bedroom has a upvc double glazed window with a radiator beneath overlooking the rear garden.

The modern bathroom has a matching suite comprising of a wc, a wash hand basin, a shower cubicle with a wall mounted shower with aqua panelling & a bath. The room has floor to ceiling tiling, a mirror fronted cabinet, laminate flooring throughout, an opaque upvc double glazed window to the front aspect, a heated towel rail, an extractor fan & access to the loft via a hatch.

Parking:

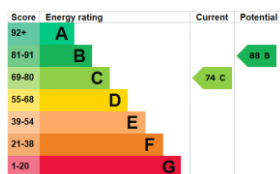
The property is conveyed with two allocated parking spaces

Garden:

The enclosed rear garden has a lawned area and a raised patio area at the back to enjoy the evening sun, a gate giving access to the back, a slab area abutting the property.

Measurements:

Lounge	16'9" (5.12m) x 13'6" (4.13m)
Kitchen/Diner	12'6" (3.81m) x 9'82" (2.96m)
Utility Room	8'11" (2.73m) x 5'4" (1.62m)
Bedroom 1	13'1" (3.99m) x 8'6" (2.59m)
Bedroom 2	10'1" (3.09m) x 9'6" (2.95m)
Bathroom	10'2" (3.11m) x 4'9" (1.47m)



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.