



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 2 DOUBLE BEDROOM HOME SET IN A CUL DE SAC IN THE POPULAR  
NORTHMOOR AREA OF WAREHAM BENEFITTING FROM  
OFF ROAD PARKING & A GARAGE. NO FORWARD CHAIN.  
IDEAL STARTER HOME OR INVESTMENT.**



# Daniel Drive, Northmoor Park, Wareham BH20 4RU

**PRICE £255,000**



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
Issue with drawings 12/2015

## Location:

The property is set just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a popular market every Saturday on the Quay.



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### The Property:

Set in this cul de sac within walking distance of Northmoor Park & the train station this ideal starter home is accessed through an opaque upvc double glazed door into the entrance hall.

The entrance hall has a radiator and an integral doormat.

The lounge is a generous size with a upvc double glazed window to the front aspect of the property with a radiator beneath, there is a wood laminate flooring throughout & an under the stair's cupboard.

The kitchen is at the rear of the property with a upvc double glazed window overlooking the rear garden with an opaque upvc double glazed rear door to the side. There is a matching range of units at base and eye level with space for an upright fridge freezer, space and plumbing for a washing machine and space for a freestanding electric cooker with built in extractor above. Additionally, there is a sink with side drainer set into the work surface with splashback tiling. The floor is tiled.

Stairs lead to the first floor landing, where there is a hatch giving access to the loft & a storage cupboard.

The master bedroom is of generous double size and has a upvc double glazed window to the rear aspect of the property with a radiator beneath.

The second bedroom could be a double room is desired and has a upvc double glazed window at the front aspect of the property with a radiator beneath.

The modern bathroom has a 3 piece suite consisting of a wc, wash hand basin and a bath with shower over. The room is tiled with a heated towel rail, extractor fan & an opaque upvc double glazed window to the side aspect of the property

### Garage & Parking:

The property is a conveyed with a garage set in a block behind the property as well as off road parking at the front of the property on a driveway.

### Garden:

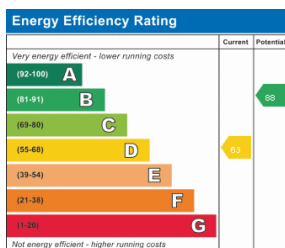
The rear garden is enclosed by fencing a side gate. A large patio area abuts the property with the remainder laid to gravel.

### Measurements:

Living Room	19'1" (5.84m) x 11'10" (3.63m) max
Kitchen	11'10" (3.63m) x 6'8" (2.04m)
Bedroom 1	11'11" (3.64m) x 9'10" (3.01m) max
Bedroom 2	11'11" (3.65m) x 8'1" (2.48m) max
Bathroom	7'5" (2.27m) x 5'6" (1.68m)

### Agents Note:

Please note that the photographs were taken prior to the current tenant moving in. The property will be sold with vacant possession.



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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.