



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

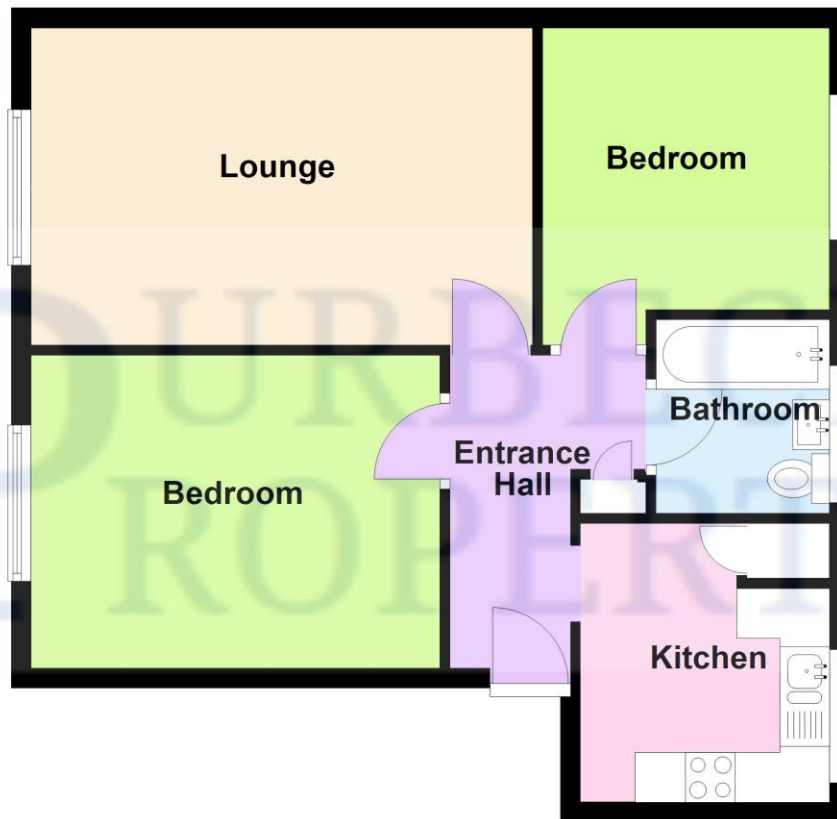
**A WELL PRESENTED FIRST FLOOR FLAT SET IN THIS POPULAR DEVELOPMENT  
IN THE VILLAGE OF WOOL, WITHIN WALKING DISTANCE OF  
A MAIN LINE TRAIN STATION & VILLAGE SHOPS.  
NO FORWARD CHAIN**



Lower Hillside Road, Wool, Wareham BH20 6EA

**PRICE £199,950**

**First Floor**



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

**Location:**

The property is located in the popular village of Wool within walking of village shops. The Saxon Walled town of Wareham is five & a half miles from Wool & eleven miles distance from the county town of Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. Within a short distance away are coastal walks within the Purbecks.

Wareham 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.



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## PRICE £199,950

### The Property:

This well presented first floor flat is accessed via a communal front door with stairs up to the first floor where there is a double lock front door leading through into the entrance hallway which has a radiator, a storage cupboard with shelving & access to the loft via a hatch.

The kitchen has a matching range of cupboards at base & eye level with drawers & display shelving. A four-ring ceramic hob set into the work surface with space for an oven below & a pullout extractor & light above. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. The work surface also incorporates a breakfast bar. There is a radiator, a upvc double glazed window overlooking the rear aspect, space for an upright fridge/freezer, & space & plumbing for a washing machine.

The spacious living room has a upvc double glazed window to the front of the property with a radiator beneath.

The master bedroom has a upvc double glazed window to the front with a radiator beneath.

The second bedroom is also a double sized room with a upvc double glazed window overlooking the rear aspect with a radiator beneath.

The bathroom has a matching suite comprising of a wc, a wash hand basin with splashback tiling & a bath with a wall mounted shower attachment with splashback tiling surrounding & a concertina shower door. The room has tiled flooring, an opaque upvc double glazed window to the rear aspect, a radiator & a shaver point with light.

### Garage & Parking:

The property is conveyed with a garage that has an up and over door, power & light.

### Garden:

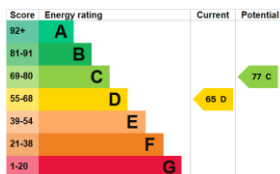
The development is set within well-tended grounds.

### Measurements:

Lounge	16'4" (4.97m) x 10'5 (3.19m)
Kitchen	9'2" (2.81m) x 8' (2.43m)
Bedroom 1	13' (3.96m) x 10'3" (3.14m)
Bedroom 2	10'6" (3.20m) x 9'2" (2.81m)
Bathroom	6'5" (1.96m) x 5'7" (1.72m)

### Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 999-year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.



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.