

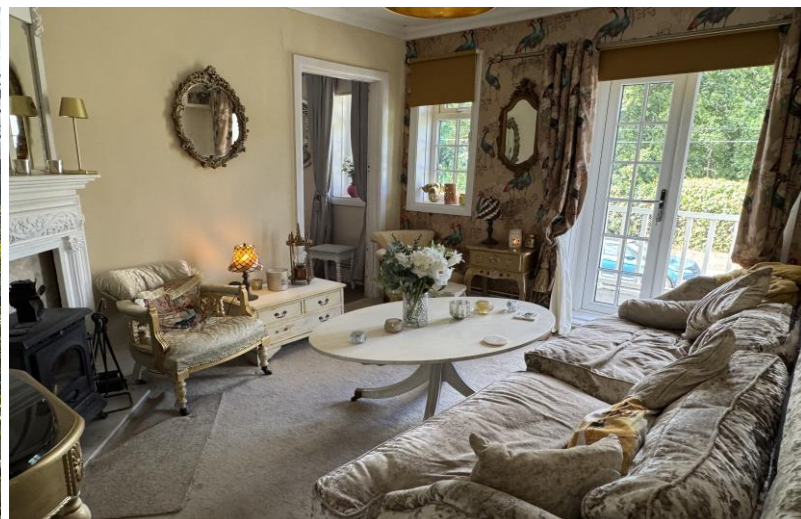


**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

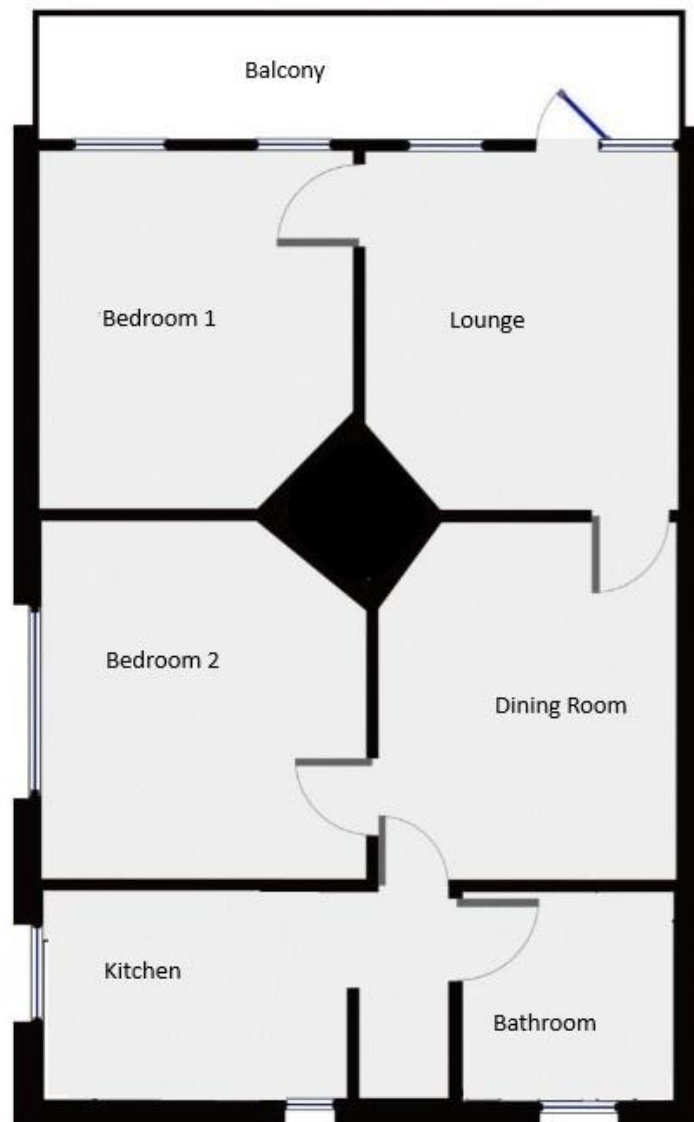
**A 2 DOUBLE BEDROOM, 2 RECEPTION FIRST FLOOR FLAT WITH THE BENEFIT OF A LONG GARDEN BACKING ON TO FIELDS WITH VARIOUS AREAS TO ENJOY THE SUN. ADDITIONAL FEATURES INCLUDE A DRIVEWAY, LONG LEASE & NO FORWARD CHAIN**





The Flats, Organford Road, Holton Heath, Poole BH16 6JY

**PRICE £220,000**



**Location:**

Holton Heath is in the parish of Wareham St Martin & benefits from having its own train station which is on the Weymouth to Waterloo line. The Saxon walled market Town of Wareham is 3 miles away with Poole Town Centre 6 miles away. As well as scenic country walks, there is a convenience store & a doctor's surgery at nearby Sandford.

# The Flats, Organford Road, Holton Heath, Poole BH16 6JY

## PRICE £220,000

### The Property:

This purpose built first floor flat is accessed at the rear, with steps up to the glass panelled front door which leads into an entrance vestibule with tiled flooring.

The kitchen has a matching range of cupboards at base & eye level with drawers. There is room for an electric cooker with splashback tiling behind. A sink with side drainer is set into the work surface. There is a breakfast bar with a radiator below, space for an under the counter fridge/freezer. There is a upvc double glazed window to the side aspect & a glass panelled window overlooking the garden.

The bathroom has a white suite comprising of a wc, a wash hand basin & a bath with a shower over with splashback tiling. The room has tiled flooring, a radiator & an opaque upvc double glazed window to the rear aspect.

The dining room has a upvc double glazed window to the side aspect & a cupboard housing the boiler with a radiator to the side. A feature of the room is a fireplace with space for an inset electric fire with marble base & hearth. The room flows through into the lounge which also has a fireplace with a marble effect base & hearth, with space for a log burner & decorative mirror above. The room has a radiator & upvc double glazed doors out to the balcony with a matching window to the side.

The 21ft balcony has a balustrade overlooking the front aspect & space for table & chairs.

Bedroom one has two upvc double glazed windows to the front aspect, a radiator & a fireplace.

The second bedroom is also a double sized room with a upvc double glazed window to the side aspect, a fireplace & a radiator.

### Garden:

The extensive rear garden is enclosed & has a gate giving access to the driveway. There is a patio area laid to slabs & a double door shed/garage ideal for storage with patio slabs leading up to a greenhouse & a bbq area with a number of patio areas to enjoy the sun at different times of the day. There is an exterior seating area with outdoor fire/cooking facilities. A gate gives access to the remainder of the garden which has several mature shrubs, a sunken garden pond, a lawned area & vegetable patches. There is a summerhouse at the rear with the rear of the garden backing onto fields.

### Parking:

A driveway provides off road parking for two vehicles.

### Measurements:

Lounge	11'5" (3.48m) x 9'11" (3.04m)
Dining Room	11'4" (3.47m) x 9'11" (3.03m)
Kitchen	9'10" (2.99m) x 6'8" (2.05m)
Bedroom 1	11'5" (3.48m) x 10'1" (3.09m)
Bedroom 2	11'5" (3.48m) x 10' (3.05m)
Bathroom	6'8" (2.04m) x 6'7" (2m)

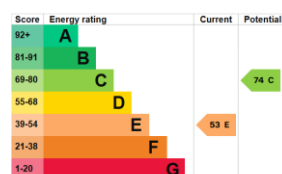
### Lease:

The vendor has notified Purbeck Property that the property has the remainder of a 125-year lease. For further information please call our Wareham office. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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.