



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

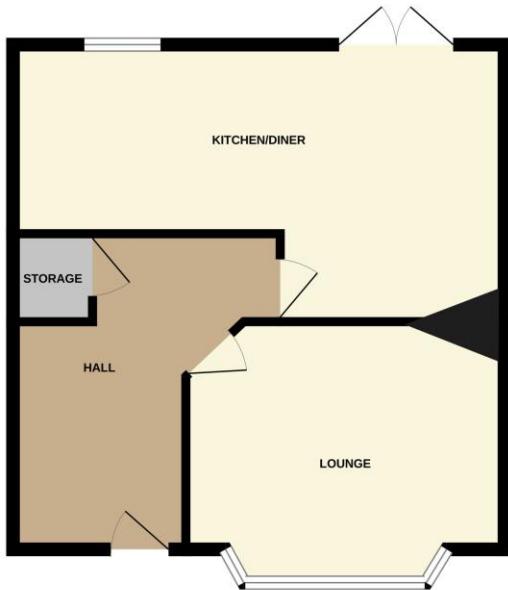
A SPACIOUS & WELL PRESENTED 3 BEDROOM FAMILY HOME SET IN WAREHAM TOWN CENTRE WITH AN ENCLOSED REAR GARDEN WITH SHEDS/OUTBUILDINGS & OFF-ROAD PARKING. VENDOR SUITED WITH A COMPLETE CHAIN.



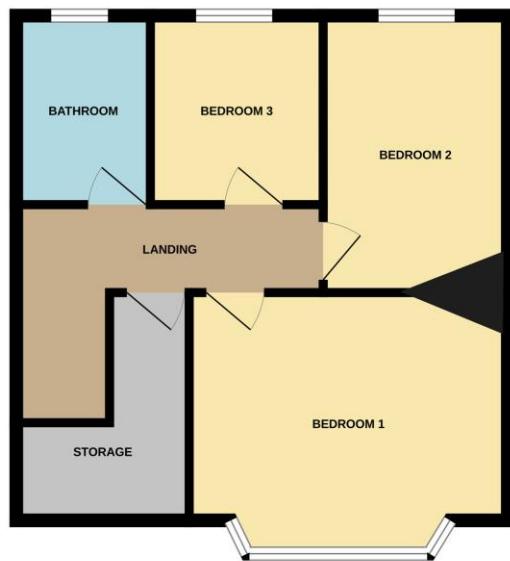
St. Martins Lane, Wareham, Dorset BH20 4HF

PRICE £582,500

GROUND FLOOR



1ST 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 indicative 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:

Wareham is a picturesque market town set on the banks of The River Frome and is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town and is just under 10 miles from busy Poole Town Centre. Wareham has 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 and the museum. There is also a market every Saturday.

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The Property:

This family home is accessed via a composite front door with a double-glazed window to the side leading through into the entrance hallway where there is Karndean flooring flowing throughout, stairs to the first-floor accommodation, with under the stair's storage space, a hanging rail & a radiator.

The karndean flooring continues into the lounge, which has a upvc double glazed bay window to the front aspect with a radiator beneath.

The Kitchen/diner has a continuation of the flooring with the kitchen area having a matching range of cupboards at base & eye level with pan drawers, soft closing drawers, display cupboards & plate racks. A five-ring gas hob is set into the work surface with extractor & light above. A one & a quarter bowl sink with side drainer set into the work surface with splashback tiling surrounding. Further integral appliances include a double oven & a dishwasher with space & plumbing for a washing machine, a dryer & for an upright fridge/freezer. Upvc double glazed windows overlook the rear garden with matching patio doors to the side. In the dining area there is space for a dining table and chairs, a chimney breast and a radiator.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch & a spacious storeroom with shelving & access to under the eaves storage.

The master bedroom is a generous double sized room with a upvc double glazed bay window to the front aspect with a radiator beneath.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



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



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The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden and a radiator.

The third bedroom is a single sized room & could be used as a home office if desired with a upvc double glazed window overlooking the rear garden & a radiator.

The modern family bathroom comprises of a matching suite which has a wc, a wash hand basin set into a vanity unit with drawers below & a bath with both rainfall & handheld showers & a shower screen. The room benefits from floor to ceiling tiling, a heated towel rail, an extractor fan & opaque upvc double glazed windows to the rear aspect.

Garage & Parking:

There is a driveway at the front that provides parking for a number of vehicles.

Garden:

The rear garden has a patio area abutting the property with the remainder laid to lawn. The garden is enclosed by fencing with double gates giving access to the front aspect. It has a range of outbuildings & sheds with power & light.

Measurements:

Lounge	14'6" (4.42m) x 14'2" (4.33m) into bay
Kitchen/Diner	21'3" (6.48m) x 11'11" (3.64m)
Bedroom 1	14'6" (4.42m) x 14'2" (4.33m)
Bedroom 2	11'11" (3.63m) x 7'11" (2.42m)
Bedroom 3	8'5" (2.56m) x 6'10" (2.10m)
Bathroom	8'4" (2.54m) x 5'6" (1.68m)
Shed 1	20'4" (6.19m) x 10'9" (3.27m)
Shed 2	12' (3.65m) x 10'9" (3.70m)
Shed 3	14'9" (4.50m) x 7'6" (2.30m)
Shed 4	15'5" (4.70m) x 9' (2.70m)

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.