



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A NEATLY PRESENTED ONE BEDROOM FIRST- FLOOR FLAT
PROVIDING A BALANCED LIVING SPACE THROUGHTOUT.
DESIGNED TO OFFER BOTH COMFORT AND CONVENIENCE
INTERNAL VIEWING RECOMMENDED
NO FORWARD CHAIN**



Daniel Drive, Northmoor, Wareham, BH20 4RU

PRICE £165,000

The Property:

The property is accessed via an opaque upvc double-glazed front door, leading into an entrance vestibule with tiled flooring. The stairs lead to the accommodation, where the landing provides access to the main living areas, a loft via a hatch, a useful storage cupboard with hanging rail & a radiator.

The open-plan kitchen/living room benefits from a floor-to-ceiling upvc double-glazed window to the front aspect and a radiator. The kitchen is fitted with a matching range of base-level cupboards, a four-ring ceramic hob is set into the work surface with a fitted oven below & an extractor hood above. Further features include a one-and-a-quarter bowl sink with side drainer, space & plumbing for three under-counter appliances (currently a washing machine, fridge & freezer) & a breakfast bar overlooking the living area.

The double bedroom has a upvc double-glazed window to the rear aspect & a radiator.

The bathroom comprises of a wash basin set into a vanity unit with storage below, a wc & a bath with a wall-mounted shower attachment. Additional features include floor-to-ceiling tiling, a heated towel rail, an opaque upvc double-glazed rear window & an extractor fan.

Garage & Parking:

The property is conveyed with allocated parking set at the front of the property.

Measurements:

Lounge/Kitchen	17'11 (5.47m) x 14'9" (4.49m)
Bedroom	10'6" (3.21m) x 11'6" (3.51m)
Bathroom	7'1" (2.17m) x 5'11" (1.80m)

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.

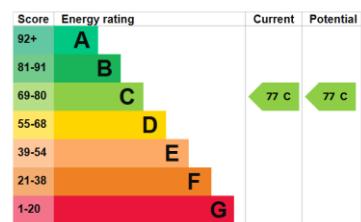


Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any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

Energy rating and score

This property's energy rating is C. 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.

