

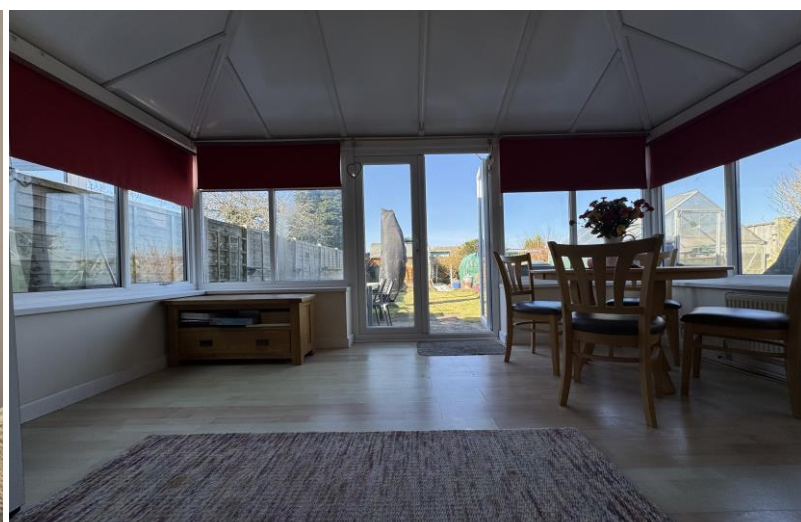


**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2 BEDROOM CHALET BUNGALOW THAT WAS FORMALLY 3 BEDROOMS
SET IN A CUL DE SAC WITH A PRIVATE REAR GARDEN
& A SPACIOUS CONSERVATORY.
VIEWING RECOMMENDED**



Sydenham Crescent, Wool, Wareham BH20 6ES

PRICE £350,000



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)
Plan produced using PlanUp.

Location:

This chalet bungalow is in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has several local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

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. There is also a market every Saturday.

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The Property:

This 2-bedroom home is accessed via an opaque glazed front door leading through into an entrance hallway with stairs to the first-floor accommodation.

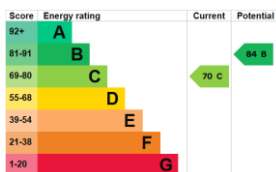
The spacious 'L' shaped living room has double doors out to the conservatory, there are two radiators & an arch through into the kitchen.

The conservatory is upvc double glazed with dwarf brick walls & enclosed roof, there are matching patio doors out to the rear garden. It is a generous sized room with a radiator, electrical points & wood laminate flooring.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers & downlighters. A four-ring gas hob is set into the work surface with an oven below & extractor hood above. A sink with side drainer set into the work surface with mosaic splashback tiling surrounding. There is space & plumbing for a washing machine plus an integral dishwasher & fridge. A upvc double glazed window looks out to the side aspect, there is tiled flooring & a wall mounted boiler.

The family bathroom has a matching suite comprising of a wc, a wash hand basin set into a vanity unit with storage below & a bath with rainfall & handheld showers with a glass shower screen. The tiled flooring and floor to ceiling tiling, heated towel rail, extractor fan and opaque upvc double glazed window to front aspect.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch & a radiator.



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

The generous sized master bedroom (previously two rooms) has a upvc double glazed window overlooking the rear garden with a radiator beneath plus a double-glazed Velux window with a pull-down blind. The room benefits from a range of fitted wardrobes with hanging rail & storage space with fitted shelving to the side.

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

Garden:

The enclosed rear garden has a patio area abutting the property with the second section laid to lawn with a decked area ideal for enjoying a bbq. The rear of the garden is home to a large shed with raised vegetable beds in front. At the side of the property is a gate which gives access to the front aspect, an outside tap & an additional shed with power & light.

Parking:

The front is laid to a gravel driveway providing off road parking for a number of vehicles.

Measurements:

Lounge	18'5" (5.61m) max x 15'6" (4.74m) max
Kitchen	7'11" (2.42m) x 7'3" (2.21m)
Conservatory	14'1" (4.31m) x 9'7" (2.92m)
Bedroom 1	15'6" (4.74m) x 11'7" (3.54m)
Bedroom 2	11'10" (3.62m) x 7'8" (2.34m)
Bathroom	7'2" (2.19m) x 5'5" (1.65m)



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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.