



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A DELIGHTFUL 3 BEDROOM BUNGALOW WITH A LONG GARDEN IN
THE SOUGHT-AFTER VILLAGE OF STOBOROUGH
SET JUST OUTSIDE OF WAREHAM TOWN CENTRE.
OFFERED WITH NO FORWARD CHAIN**



Hollow Oak Road, Stoborough, Wareham BH20 5AH

PRICE £450,000

Ground 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 (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

Stoborough is a popular peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop. Wareham itself 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 3-bedroom bungalow is accessed via an opaque upvc double glazed front door through into entrance hallway with matching windows to the side. There is a radiator, access to the loft via a hatch, an airing cupboard housing the hot water tank with slatted shelving above & a cloaks cupboard with hanging rail & shelving.

The living room is set at the front of the property with two upvc double glazed windows to the front aspect with radiators beneath. A feature of the spacious room is a fireplace with an inset gas fire, with Purbeck stone surround & base, with a wood shelf above.

The kitchen/diner has a matching range of cupboards at base & eye level with soft closing drawers & pan drawers. A four-ring gas hob is set into the work surface with a pull-out an extractor & light above. There is an integral oven, space for an upright fridge/freezer, space & plumbing for a washing machine, for a dishwasher & a tumble drier. A one & a quarter bowl sink is set into the work surface with splashback tiling surrounding. An opaque upvc double glazed rear door with a matching window to the side leads out to the side aspect. There is space for a dining table & chairs, a radiator & an opaque glass window into the hallway letting light into the kitchen.

The main bedroom has a upvc double glazed window looking out to the rear garden with a radiator beneath.

The second bedroom is a double sized room with a upvc double glazed window with a radiator beneath overlooking the rear garden. The room benefits from a triple sliding door wardrobe with hanging rail & storage space.

The third bedroom has a upvc double glazed window out to the rear aspect with a radiator beneath.

The bathroom has a matching suite comprising of a wc, a wash hand basin & a bath with a separate wall mounted shower with grab handles. There fully tiled room has an opaque upvc double glazed window to the side aspect, a radiator, a mirror fronted cabinet, a heated towel rail & tiled flooring.

Garage & Parking:

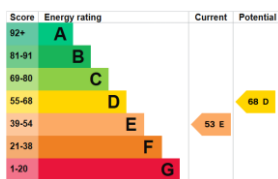
The property has a garage with an up & over door & a side door. There is off road parking in front of the garage.

Garden:

The front garden is mainly laid to lawn with mature shrubs surrounding. There are paths to either side of the property giving access to the to the rear garden with. The long rear garden is predominately laid to lawn with a number of mature shrubs to either boundary with a path leading to the back of the garden where there are three sheds.

Measurements:

Lounge	19'11" (6.09m) x 13'10" (4.22m)
Kitchen/Diner	15'10 (4.84m) x 9'10" (3m)
Bedroom 1	13'11" (4.25m) x 8'4" (2.55m)
Bedroom 2	10'10" (3.32m) x 9'6" (3.01m)
Bedroom 3	11' (3.35m) x 8'7" (2.62m)
Bathroom	7'4" (2.25) x 5'11" (1.81m)
Garage	17'11" (5.46m) x 8'3" (2.53m)



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 obtaining 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.