



3 Elm Villas, Shatters Hill

Wareham

Dorset

BH20 4AE

Characterful Victorian house in desirable location adjacent to
the Saxon Walls and close to Wareham amenities

Offers in the region of £565,000

ALBURY
& HALL

Situated within the Saxon Walls of Wareham is this characterful, well presented Victorian town house.

Bright and spacious accommodation throughout makes this a perfect home as a primary residence, second home or as a holiday let.

The accommodation is set over three floors with four bedrooms which are all of a good size.

A front lawn with flower borders and shrubs is the ideal space to soak up the summer sun.



CHARM
&
CHARACTER



A bright entrance hall gives access to the ground floor accommodation.

The lounge/diner is bright and spacious with ample light provided by a bay window overlooking the front garden and a window overlooking the rear garden. High ceilings, picture rails and feature fireplace provide plenty of **CHARACTER**.

The country style kitchen has ample base and wall storage units and built in appliances and space for freestanding dishwasher, a large sash window provides plenty of light to flow into this bright space.

A utility/store room adjacent to the kitchen has built in units, sink and space for whitegoods, this makes for an ideal space to decamp after one of the many riverside walks available on your doorstep. A handy w.c. is adjacent to the utility room.





RIVERS
&
WALKS



On the first floor you find three bedrooms and the family bathroom. Bedroom 1 is a good sized double with bay window overlooking the front of the property and stunning views over the river and on to Wareham Common.

Bedroom 2 is also a good size double with built in storage wardrobes.

Bedroom 3 is of a good size and could readily be used as a dedicated home office.

The family bathroom comprises a modern suite with corner shower, wc and wash basin with vanity unit.

Bedroom 4, which is a good sized double is located on the second floor.





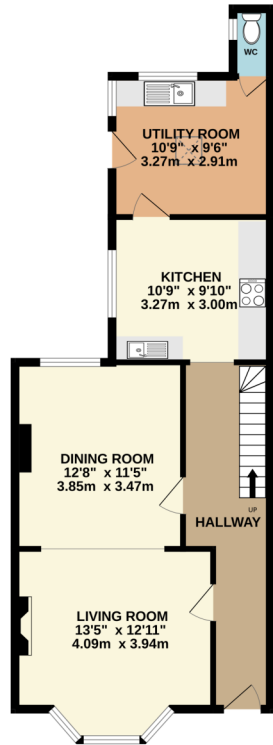
The front of the property is reached via a pretty garden with flower beds, shrubs and a lawn. To the rear is a **PRIVATE COURTYARD** and with its east/south aspect is perfect for morning coffees.

Being located in the **CENTRE OF WAREHAM** you are on the doorstep of an abundance of local eateries, boutique shops, famous Rex Cinema, PICTURESQUE quay and mainline train station.

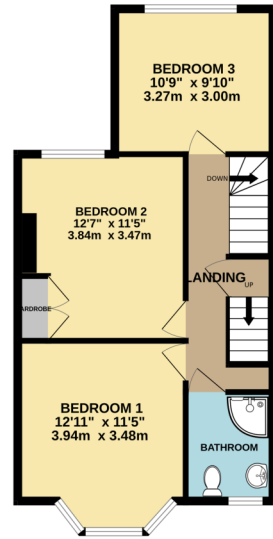
Viewing is highly recommended as this is one only a handful of properties where you can hear the river flowing from your own garden!



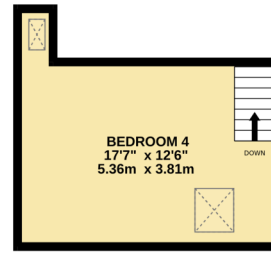
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.3 sq.m.) approx.



4 BED SEMI

TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.

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 illustrative 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Viewing by appointment through:

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