

In need of MODERNISING / UPDATING this 2 bedroom DETACHED BUNGALOW is set just off of East Street. The property is particularly private and quiet yet only a 2 MINUTE WALK to the town centre.

The garden wraps around the rear of the property and benefits sun late into the day.

Another standout feature is the DOUBLE GARAGE with access from the rear garden.







&ALBURY EHALL QUIET/PRIVATE LOCATION



The handy ENTRANCE HALL has space for storing coats and boots and leads into the rest of the property

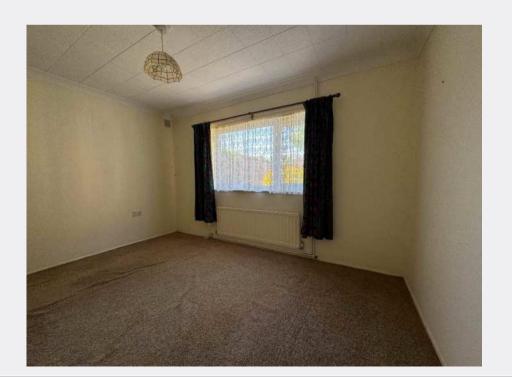
A sliding door to the right provides a CLOAKROOM with WC and wash hand basin, plumbing for washing Machine, and houses the Worcester boiler above.

The spacious KITCHEN is complete with a range of matching fitted cupboards, double sink with views over the front, gas hob, double electric oven and space for further appliances.

A door from the kitchen leads into the GENEROUS LIVING ROOM with its sliding doors straight onto the patio and garden. There is enough space to accommodate both living and dining furniture and a further window at the end of the room overlooking the parking area provides further NATURAL LIGHT















The further accommodation comprises 2 bedrooms and family bathroom.

Bedroom 1 is a particularly LARGE DOUBLE with a window overlooking the rear garden.

Bedroom 2 is also double in size and overlooks the side garden. This space would also make for an ideal home study.

The family bathroom features a bath with shower over, WC, heated towel rail and wash basin.

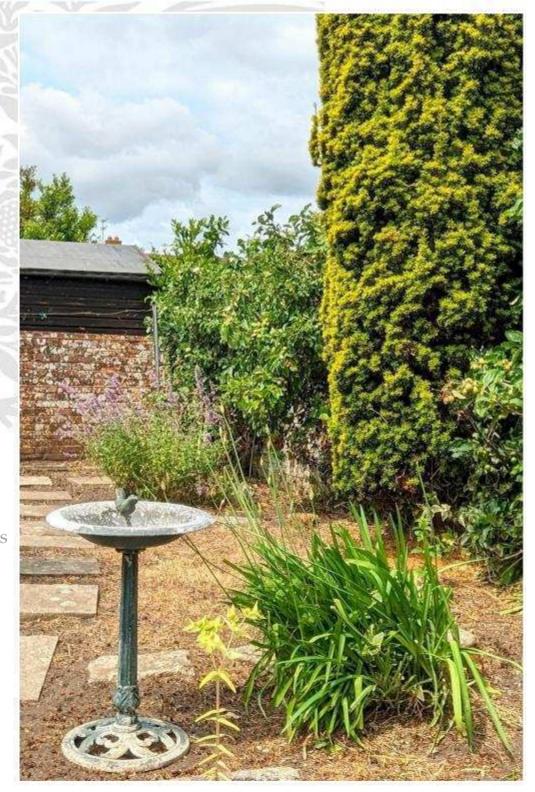




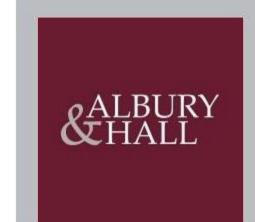
Gardens such as these are **RARE** when this close to Wareham Town Centre. WEST FACING with various lawns and patios the garden has plenty of opportunities to make your own. The west aspect ensures there are **SUNNY** spots throughout the whole year with the patio area in particular being a real sun trap.

Adjacent to the garden is the double garage which can be accessed directly from the rear garden.

When only a short walk to the **QUAY AND COUNTRYSIDE** this is ideal storage for kayaks/paddleboards/bikes etc.





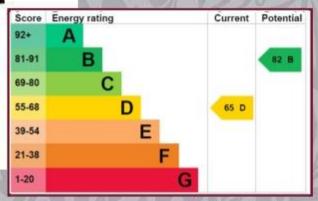




TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

White every attempt has been made to ensure the accuracy of the floorplan companed here, measurements of doors, windows, motive and any other terms are approximate and so responsibility is taken for any error, orniscate or mis statement. The plan is for its behavior, proposed only and shealth be used as such by any prospective purchaser. The sensions, systems and applicances about hose not been lessed and no glacentee as to their deposability or efficiency can be given.

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## Viewing by appointment through:

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