



The Croft
East Street
Wareham
BH20 4NW

Bungalow situated within The Walls of Wareham
with a West facing garden and double garage

Guide Price £430,000

ALBURY
& HALL

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
HALL**

**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.

GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



2 BED BUNGALOW

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing by appointment through:

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