



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 2 DOUBLE BEDROOM, 2 RECEPTION ROOM PARK HOME
SET ON THE POPULAR PURBECK VIEW PARK WITHIN
WALKING DISTANCE OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Purbeck View Park, Northport, Wareham BH20 4AP

PRICE £169,950

The Property:

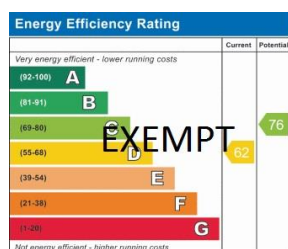
This spacious home is accessed via an opaque upvc double glazed front door leading through into a spacious hallway which has access to the loft via a hatch. There is also a radiator & a useful storage cupboard with slatted shelving.

The living room enjoys a double aspect with upvc double glazed windows to the front & to side with radiators beneath both. The room has a fireplace with an inset electric fire. The room has a useful alcove & an arch through into the dining room which also enjoys a double aspect with upvc double glazed windows to back & to side. There is also a radiator & a serving hatch through into the kitchen.

The kitchen has a matching range of cupboards at base & eye level with drawers. There is a upvc double glazed window to the side aspect with a matching door out to the garden. There is space for a four-ring gas cooker, space & plumbing for a washing machine & space for an upright fridge/freezer. The room has a radiator, a one & a quarter bowl sink with side drainer set into work surface with splashback tiling surrounding & a wall mounted boiler.

The master bedroom has a upvc double glazed window to the rear aspect. The room benefits from matching fitted wardrobes, drawers & a bedside cabinet. There is also a radiator.

The second bedroom is a double sized room with a upvc double glazed window to the rear aspect. The room benefits from fitted wardrobes with a dressing table to the side with drawers & matching bedside cabinets.



The bathroom has a matching suite comprising of a wc, a wash hand basin with splashback tiling & a bath with splashback tiling & a wall mounted shower. There is a radiator, an extractor fan, opaque upvc double glazed window to the rear aspect, shelving & a mirror fronted cabinet.

Parking:

The property has parking at the front on a brick paved driveway and parking space.

Garden:

The enclosed gardens are predominately laid to lawn with a continuation of the brick paved path, with lawn to one side & gravel to the other. There is a double door shed.

Measurements:

Lounge	19'4" (5.90m) x 11'3" (3.44m)
Dining Room	8'11" (2.73m) x 7'8" (2.34m)
Kitchen	11'1" (3.34m) x 8'11" (2.46m)
Bedroom 1	10'11" (3.32m) x 9'7" (2.92m)
Bedroom 2	10'11" (3.32m) x 9'7" (2.92m)
Bathroom	6' (1.84m) x 5'7" (1.70m)

Agents Note:

For further information regarding site fees please call our Wareham office.

Location:

Purbeck View Park is within walking distance of a bus stop, Wareham main line train station & the town centre.

Wareham is a Saxon Walled town with its main focal point of being the Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday.



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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.