



DURBECK PARK HOMES

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 2 BEDROOM PARK HOME
SET WITHIN THE COUNTRYSIDE SETTING OF ORGANFORD & WALKING DISTANCE
TO A DOG WALKING FIELD
NO FORWARD CHAIN**



Poppy Court, Organford, Poole, Dorset, BH16 6 FJ

PRICE £125,000

The Property:

This single unit Park Home is accessed via an opaque upvc double glazed front door leading through into an entrance hallway where there is a radiator.

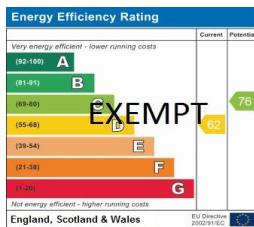
There is access into the kitchen/diner which comprises of a double aspect upvc double glazed window to either side with a radiator below & a matching range of cupboards at base & eye level with drawers. Set into the worksurface is a four-ring gas hob with a fitted oven below & a pull out light & an extractor above. A sink with side drainer is set into the work surface with splash back tiling surrounding. Integral appliances include a washing machine, fridge & a freezer.

A square arch leads through into the living room which has upvc double glazed patio doors out to the terrace & a upvc double glazed window to the side aspect with radiator beneath. The feature of the room is a fireplace with a flame effect fire.

The master bedroom is a double sized room & has a upvc double glazed window to the side aspect with a radiator beneath. The room benefits from a range of fitted wardrobes.

The second bedroom is a single sized room with a upvc double glazed window out to the side aspect, a radiator and a fitted wardrobe.

The modern shower room has an opaque upvc double glazed window to the side aspect & comprises of a wc, a wash hand basin set into vanity unit with storage below & splash back tiling. There is a double shower cubicle with a wall mounted shower & aqua panelling surrounding, a heated towel rail, extractor fan, fitted mirror & a light.



Garden & Parking

Outside there is a gravel area which surrounds the side of the property & also a patio. The garden consists of a washing line, a double door shed with power & light with a gravel area surrounding, outside water tap & outside lighting. There are raised decorative slate flower beds with bushes. There are off road parking spaces for two vehicles.

Agents Note:

For information regarding pitch fee's & park rules please call our Wareham office on 01929 556660.

Measurements:

Lounge	11'2"	(3.10m)	x	10'9"	(3.27m)
Kitchen	11'1"	(3.39m)	x	11'	(3.36m)
Bedroom 1	10'9"	(3.28m)	x	9'5"	(2.88m)
Bedroom 2	8'1"	(2.47m)	x	4'4"	(1.50m)
Bathroom	5'6"	(1.70m)	x	6'3"	(1.90m)

Location:

The property is a couple of minutes' walk to a dog walking field which has benches to sit down and to enjoy the local countryside. Organford is a hamlet set just south of Lymington Minster with the Saxon walled market town of Wareham just 3 miles away & Poole town centre 6 miles away. There is a train station at Holton Heath which is on the Weymouth to Waterloo line & scenic country walks close by. There is a convenience store & a doctor's surgery at nearby Sandford.

GROUND FLOOR



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. Dimensions are for guidance only. All dimensions, areas and volumes are approximate. The floorplan is for illustrative purposes only. Measurements do not include any shared areas or areas outside the property boundary. It is the responsibility of the purchaser to satisfy themselves as to their applicability or efficiency can be given. Measurements do not include any shared areas or areas outside the property boundary.