



**PURBECK
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.

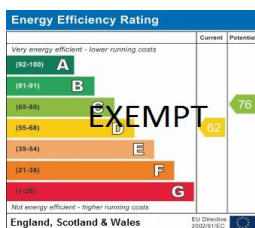
There is access into the kitchen/diner which comprises of a double aspect upvc double glazed window to either side with a radiator below & a matching range of cupboards at base & eye level with drawers. Set into the worksurface is a four-ring gas hob with a fitted oven below & a pull out light & an extractor 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 Lytchett 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



While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of dimensions, measurements, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any decision. The floorplan is not a guarantee of dimensions, measurements, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any decision.



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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.