



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 2 BEDROOM, 2 RECEPTION, 2 BATHROOM PARK HOME
SET AT THE POULAR PURBECK VIEW PARK
JUST OUTSIDE OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Purbeck View Park, Northport, Wareham BH204AP

PRICE £175,000

The Property:

This spacious & well-presented Park Home is accessed via an opaque upvc double glazed front door leading through into a spacious entrance hallway which has a radiator, access to the loft via a hatch & a useful storage cupboard with shelving.

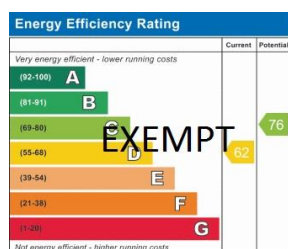
The living room is set at the front of the property enjoying a dual aspect with upvc double glazed windows & a radiator beneath. There is a fireplace with an inset electric fire, a useful alcove which could be used as a home office area & an arch through into the dining room.

This room also enjoys a double aspect with upvc double glazed windows to the front & to the side, there is 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 four-ring gas hob set into the work surface with a double oven to the side. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is space for under the counter appliances, a radiator & a upvc double glazed window to the side aspect with a matching door.

The utility room has cupboards at base & eye level with work surfaces. There is space & plumbing for a washing machine. A upvc double glazed window looks out to the side aspect, there is a wall mounted boiler & a radiator.

The master bedroom has a upvc double glazed window overlooking the rear aspect with a radiator beneath. The room benefits from a range of fitted furniture including double wardrobes, bedside cabinets & drawers.



There is access to a fully tiled ensuite which comprises of a wc, a double shower cubicle with a wall mounted shower & a wash hand basin. There is an opaque upvc double glazed window to the side aspect & a radiator.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a triple door wardrobe & a dressing table with drawers.

The bathroom has a wash hand basin set into a vanity unit with storage below, a wc & a bath with a shower attachment & splashback tiling. There is also a radiator, a mirror fronted cabinet & an opaque upvc double glazed window to the side aspect.

Parking:

The property has a car parking space set next to the property.

Garden:

The garden has a path leading up to the front door. Steps lead up to the back door. The rear garden is laid to grass with patio slab surrounding, there is a gravel/seating area which wraps around the side of the property with rockeries and mature shrubs, double door shed and enclosed by fencing.

Measurements:

Lounge	19'4" (5.89m) x 11'3" (3.44m)
Dining Room	8'10" (2.69m) x 7'8" (2.34m)
Kitchen	11' (3.36m) x 8'1" (2.46m)
Utility Room	6' (1.84m) x 4'5" (1.35m)
Bedroom 1	11'6" (3.51m) x 9'7" (2.93m)
En Suite	6'8" (2.04m) x 4'6" (1.37m)
Bedroom 2	10'3" (3.14m) x 9'7" (2.93m)
Bathroom	8'7" (2m) x 5'7" (1.71m)

Agents Note:

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



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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.