

End Terrace 3-Bedroom House with Delightful Garden & Garage

Tenure: Freehold Approx 87 sq meters (936 sq ft)

**1 Oak Court, Miles Avenue,
Sandford, Wareham, Dorset. BH20 7BL**

Price £360,000

- Enclosed Entrance Porch
- Spacious Hall
- Large Lounge
- 18' Kitchen/Diner
- 3 Good Bedrooms
- Bathroom & Cloakroom
- Delightful Garden
- Garage
- Popular Area near to amenities & forest walks
- Viewing recommended!

Beautifully presented end-terrace house, occupying a secluded location in a mature road near to local amenities, regular bus routes & within a short walk from Wareham Forest. Nearby, you will find the historic walled town of Wareham, Upton Country Park, Poole Town Centre & areas of outstanding coastline/beaches. The property is set back from the road, approached via a shared driveway leading to parking area & garage. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Enclosed Porch: Door to:

Hall: Stairs to first floor. Deep under stairs storage cupboard.

Cloakroom: Wash basin & WC.

Lounge: Feature fireplace. Window to front elevation.

Kitchen/Diner: Good range of floor and wall cupboards. High level built-in oven, hob & hood. Space for fridge/freezer & washing machine. Patio doors, with exterior sun awning, to delightful garden. Wall mounted Worcester gas boiler.

FIRST FLOOR

Landing: Hatch to insulated roof space with ladder fitted. Airing cupboard.

Bedroom 1: Front aspect window. Large built-in wardrobe & long dresser unit with drawers.

Bedroom 2: Rear aspect window. Large built-in wardrobe.

Bedroom 3: Front aspect window.

Bathroom: Panelled bath with Bristan Electric Shower unit over & glass screen fitted. Wash basin & WC. Chrome heated towel rail.

Shared driveway leading to:

Garage: approx 18'3" x 8'8". Lock-up garage behind the property. Up & over door, side door. Electric supply.

Rear Garden: Delightful, mature garden with paved patio & area of lawn. Well stocked flower & shrub borders. Rear gate. Outside tap.

Council Tax Band 'C'

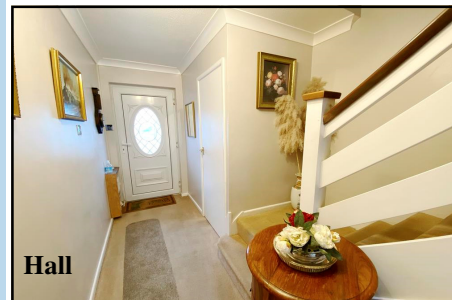
Energy Rating 'D'



Kitchen/Diner



Kitchen/Diner



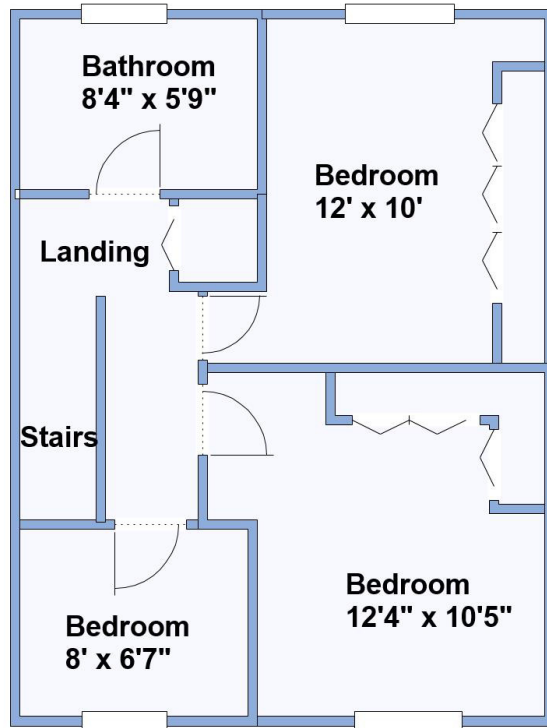
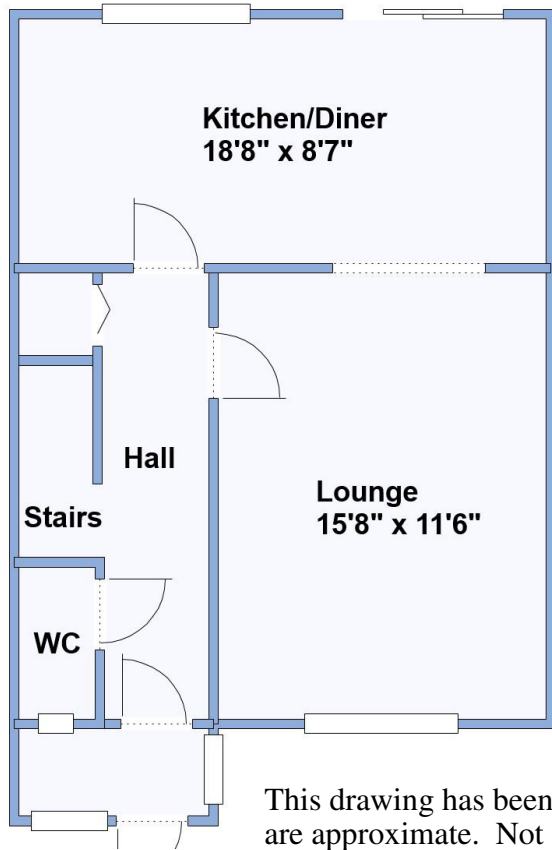
Hall



Cloakroom



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04804



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

