



Symonds
& Sampson

Carey Road

Wareham, Dorset

87

Carey Road
Wareham
BH20 4AZ



- A larger four bedroom semi detached family home
- Offered with no forward chain and vacant possession
- With access to the town, wonderful walks and local amenities
- Large garden extending to over 130ft (approx.) with open country views
 - Close to Wareham forest and the train station
 - Three receptions, great opportunity to improve

Guide Price £425,000

Freehold

Wimborne Sales
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THE PROPERTY

A deceptively large four bedroom, three reception room, two bathroom, semi detached family house which has been extended and occupies a sublime garden extending to 130ft (approx.). This home has excellent potential to improve and has easy access to Wareham Town Centre, the train station and local amenities. No forward chain and vacant possession is offered.

ACCOMMODATION

Entrance hallway, large family room opening to a dining area with a separate study/office/3rd reception room, kitchen, integral garage, ground floor shower room with wc and wash hand basin. Stairs rising to the first floor landing to four double bedrooms and a family bathroom. Ample off road parking, large gardens and open countryside views.

OUTSIDE

The front of the home has a large hard standing area, ideal for several vehicles and in turn leads to the integral garage. The front has an array of flowerbed borders, shrubs and hedges. The rear garden is over 130ft in length (approx.) and gives open countryside views, an abundance of flower beds, tree shrub and hedge borders as well as a part enclosed walled garden, a pond and a vegetable area.

SITUATION

Situated only a short walk from Wareham Town Centre, the train station and local amenities including cafes, eateries two convenience stores, This home is well placed for sublime countryside walks, together with ease of access to the town. The road has little passing traffic and a wooded area locally for children to explore.

DIRECTIONS

What three words ///reefs.lost.neater


SERVICES

Electric heating
Mains water and drainage
EPC rating - E
Council Tax Band - D

MATERIAL INFORMATION

Superfast broadband available
Mobile phone coverage available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		42
EU Directive 2002/91/EC		

Carey Road, Wareham

Approximate Area = 1464 sq ft / 136 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1644 sq ft / 152.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025
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WIM/NW/APR25



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