



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**THIS 3 BEDROOM CHALET BUNGALOW
IS IN NEED OF MODERNISATION & BENEFITS FROM
TWO BATHROOMS, A UTILITY ROOM & AN ENCLOSED REAR GARDEN
INTERNAL VIEWING RECOMMENDED**



Baileys Drove, Wool, BH20 6EP

PRICE £375,000

Ground Floor



First Floor

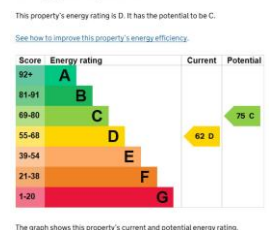


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Plan produced using PlanUp.

Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. Wareham is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

Energy rating and score



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The Property:

This chalet bungalow is accessed via an opaque upvc double glazed door leading through into an entrance vestibule. There is an integral doormat and a further opaque glass panelled door leading into the entrance hallway with wood laminate flooring flowing throughout & a radiator.

The living room has a upvc double glazed window to the front aspect with a radiator beneath. There is also another radiator as well as access to understairs storage space. The feature of the room is a Purbeck fireplace with space for an inset gas fire with a shelf above.

The kitchen has a matching range of cupboards at base and eye level, with a one and a quarter bowl sink and side drainer set into the work surface with splashback tiling surrounding. There is space for an electric cooker with a pull out light and extractor above, space for an upright fridge freezer, and windows along with a matching glazed door leading into the utility/garden room.

The utility/ garden room has cupboards at base level with drawers, space and plumbing for washing machine. There are upvc double glazed windows to the side and out to the driveway & a door with a matching window to the side leading out the rear garden.

The arch leads through into the dining room which has a window through into the utility room/ garden room with a radiator beneath. A further door leads into an internal hallway where there are stairs up to the first floor accommodation a radiator, an opaque window to the side aspect and access to the master bedroom.

The master bedroom has a upvc double glazed window overlooking the rear garden. The room benefits from a range of fitted furniture including double wardrobes with drawers beneath, a dressing table in between with up and over cupboards, bedside cabinets, and display shelving. A concertina door leads into the en suite which comprises of a wash hand basin set into a vanity unit with storage below and splashback tiling surrounding, along with a shower cubicle with an electric wall mounted shower, splashback tiling, and a concertina shower curtain.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the front garden with a radiator beneath.

The family bathroom comprises a WC, a bath with an electric shower and splashback tiling surrounding, a wash hand basin, with a shelf above, an extractor fan and an opaque upvc double glazed window to the side aspect.

The spacious top floor bedroom features two double glazed Velux windows to the rear aspect, an integral wardrobe with hanging space, an integral shelving unit, and access to underneath storage space.

Garden:

The garden has a hardstanding area abutting the property, an outside tap and a long lawned garden with fencing to the boundaries and mature shrubs. There is a patio area ideal for BBQs and entertaining, along with a goldfish pond surrounded by mature shrubs. To the rear of the property is a large shed/workshop with power and lighting.

Garage/ Parking:

The one and a quarter sized garage (Jack and Jill) has an up and over door to the front and double doors to the rear leading out to the garden with power and lighting. The front garden has mature shrubs, trees, lawn, and shingle, with a central border and a driveway leading up to the garage.

Measurements:

Lounge	23'5" (7.14m) x 11'11" (3.63m)
Dining Room	11'7" (3.53m) x 8'2" (2.50m)
Kitchen	9'11" (3.01m) x 9'5" (2.88m)
Utility Room	9'6" (2.89m) x 6'9" (2.05m)
Bedroom 1	13'1" (3.99m) x 12'4" (3.75m)
En Suite	4'5" (1.34m) x 5'1" (1.55m)
Bedroom 2	9'11" (3.02m) x 9'6" (2.91m)
Bedroom 3	16'1" (4.91m) x 11'2" (3.41m)
Bathroom	5'11" (1.81m) x 5'5" (1.65m)

