



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

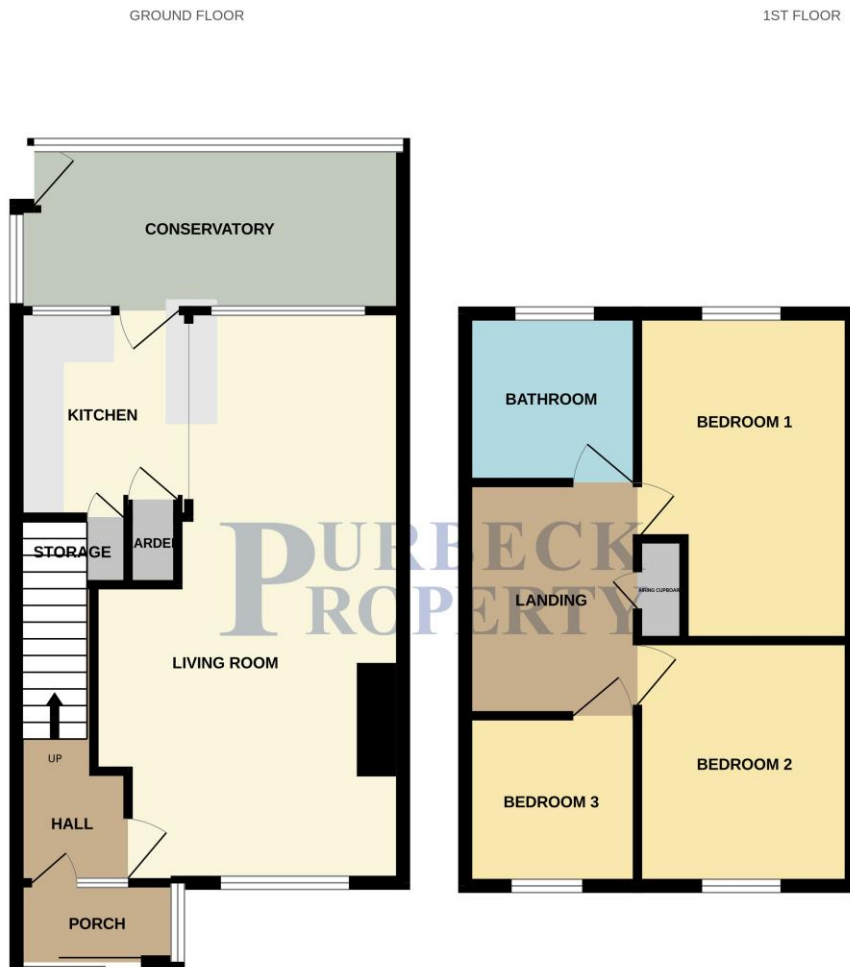
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**A 3 BEDROOM SEMI DETACHED HOME REFURBISHED
TO A HIGH STANDARD WITH A SYLVAN OUTLOOK.
NO FORWARD CHAIN**



Courtenay Close, Northport, Wareham BH20 4ED

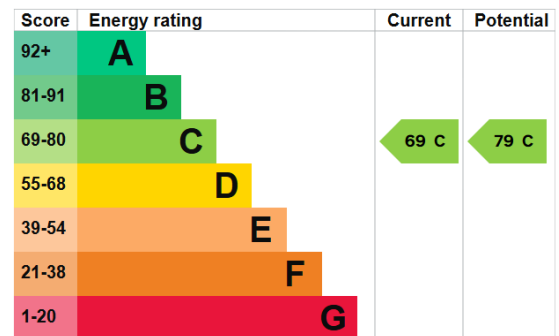
PRICE £300,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

Location:

This home is situated just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. Wareham itself 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum.



The graph shows this property's current and potential energy rating.

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The Property:

This refurbished home is set down a no through road & overlooks a copse giving a tranquil outlook.

The property is accessed via an opaque upvc double glazed sliding door leading into an entrance porch which has space for coats & shoes. A further upvc double glazed front door with a matching window to the side gives access into the hallway which has stairs to the first-floor accommodation & a radiator.

The double aspect living room has a upvc double glazed window with a Sylvan outlook at the front to the copse & a matching window in the dining area to the conservatory. The room has 2 radiators & a square arch through into the modern kitchen.

The modern fitted kitchen has a matching range of cupboards at base & eye level. A four-ring ceramic hob is set into the work surface with an oven below, extractor above & a splash back behind. A sink with side drainer is set into the work surface with splashbacks surrounding. Under the counter fridge & freezer are included. The room benefits from a spacious under the stair's storage cupboard & a larder cupboard. A upvc double glazed door with a matching window to the side gives access to the conservatory.

The conservatory is upvc double glazed constructed with a polycarbonate roof & an opaque door out to the rear garden. There are power points and space & plumbing for a washing machine.

Upstairs the landing has an airing cupboard housing the hot water tank with shelving & access to the loft via a hatch.

The master bedroom has a upvc double glazed window overlooking the garden with a radiator beneath. The room has a useful alcove ideal for a wardrobe.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath & views of the copse.

The third bedroom is a single sized room which could be used as a home office if desired. A upvc double glazed window looks out on to the copse with a radiator beneath.

The modern bathroom has a suite comprising of a wc, a wash hand basin set into a vanity unit & a bath with a wall mounted electric shower with splash back tiling surrounding. There is an opaque upvc double glazed window to the rear aspect & a heated towel rail.

Garden

The enclosed rear garden is laid to astro-turf for easy maintenance, with steps up to the rear & laid to bark. A gate gives access to the side aspect. The front garden is laid to lawn with a path leading to the front door & round to the side of the property.

Garage:

The property is conveyed with a garage in a block & there is parking available in the road.

Measurements:

Living Room	24' (7.33m) x 12'10" (3.93m) max
Kitchen	8'9" (2.66m) x 7' (2.13m)
Conservatory	16'2" (4.94m) x 6'10" (2.08m)
Bedroom 1	13'8" (4.18m) x 9'7" (2.92m) max
Bedroom 2	10'7" (3.22m) x 8'8" (2.66m)
Bedroom 3	6'11" (2.10m) x 7'4" (2.24m)
Bathroom	6'1" (1.85m) x 5'9" (1.77m)

