



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM FAMILY HOME
SET IN A CUL DE SAC & BENEFITTING FROM
AN ENCLOSED GARDEN & A MODERN KITCHEN
INTERNAL VIEWING RECOMMENDED**



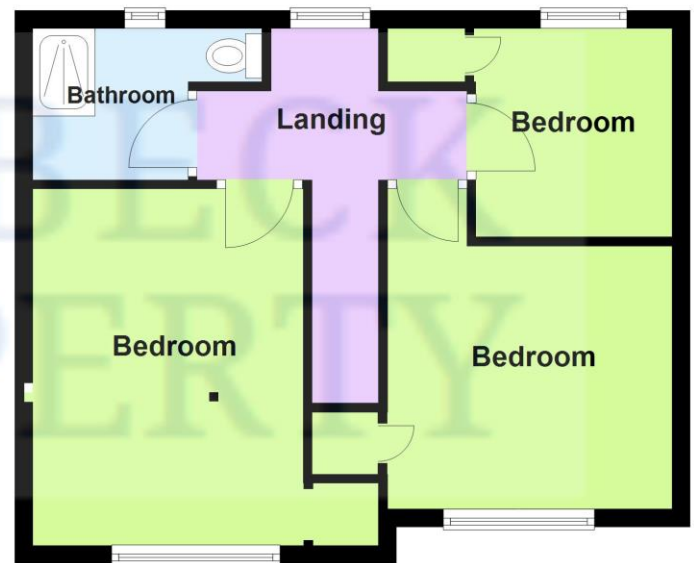
St Helens Road, Sandford, Wareham, BH20 7AX

PRICE £300,000

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking, is just a short walk away. 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 boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church, Lady St Mary's Church, library and the museum.

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The Property:

The property is accessed via an opaque upvc double glazed front door with matching window to the side leading through into an entrance vestibule, where there is space for shoes and coats with a further door leading through into the main entrance hallway. There is wood laminate flooring flowing throughout, a radiator & stairs to the first floor accommodation.

The double aspect living room has a upvc double glazed window to the front aspect with a radiator beneath & a matching window to the rear garden also with a radiator beneath. The feature of the room is a Purbeck stone brick fireplace with shelving and matching mantels to either side.

The modern kitchen has a matching range of cupboards at both base and eye level with soft closing drawers. A five ring gas hob is set into the work surface with an extractor and light above and mosaic splashback tiling behind. A one and a quarter bowl sink is also set into the work surface with surrounding splashback tiling. Additional integrated appliances include a dishwasher, microwave and double oven. There is a upvc double glazed window overlooking the rear garden, along with an opaque upvc double glazed door leading out to the garden and a matching window to the side. The kitchen also offers space and plumbing for a washing machine, space for an upright fridge/freezer, pull-out larder cupboards, a vertical radiator, and understairs storage/larder space. Wood laminate flooring flows throughout the kitchen and continues into the downstairs cloakroom, which includes a WC, radiator and an opaque upvc double glazed window to the side aspect.

Stairs lead upto the first floor accommodation where there is a spacious landing, a upvc double glazed window to the rear aspect, a radiator and access to the loft via a hatch.

Bedroom 1 has a upvc double glazed window to the front aspect, a radiator and a useful over the stairs storage cupboard with hanging rail and shelving above.

Bedroom 2 is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath and an integral storage cupboard with a hanging rail and shelving above.

Bedroom 3 is a generous single sized room has a upvc double glazed window out to the rear garden with a radiator beneath with a storage cupboard with shelving above.

The modern shower room comprises of a WC, a wash hand basin set into a vanity unit with storage below, a double shower cubicle with both rainfall and handheld showers. There is floor to ceiling tiling, wood laminate flooring, a double door storage cupboard, a heated towel rail & an opaque upvc double glazed window to the rear aspect.

Garden:

The front garden is designed with easy maintenance in mind, enclosed by fencing and laid with astroturf, with a path leading to the front door and down the side. The enclosed rear garden wraps around the property and features a large patio area to the side. There is also a spacious decked area with a summer house with mains power, an outside tap, and outdoor lighting. A gate provides access to the front and there is a useful workshop/storage cupboard with a upvc double glazed window along with power, lighting and shelving.

Measurements:

Lounge	17'11"	(5.48m)	x	10'11"	(3.34m)
Kitchen	13'3"	(4.05m)	x	10'5"	(3.19m)
Cloakroom	5'5"	(1.66m)	x	2'8"	(1.67m)
Workshop	7'	(2.13m)	x	5'6"	(1.67m)
Bedroom 1	13'6"	(4.13m)	x	10'4"	(3.15m)
Bedroom 2	11'	(3.36m)	x	10'4"	(3.15m)
Bedroom 3	8'	(2.46m)	x	7'8"	(2.34m)
Shower	8'7"	(2.63m)	x	5'5"	(1.67m)

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency

