

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
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Dorset
BH20 4LR
Tel 01929 556660

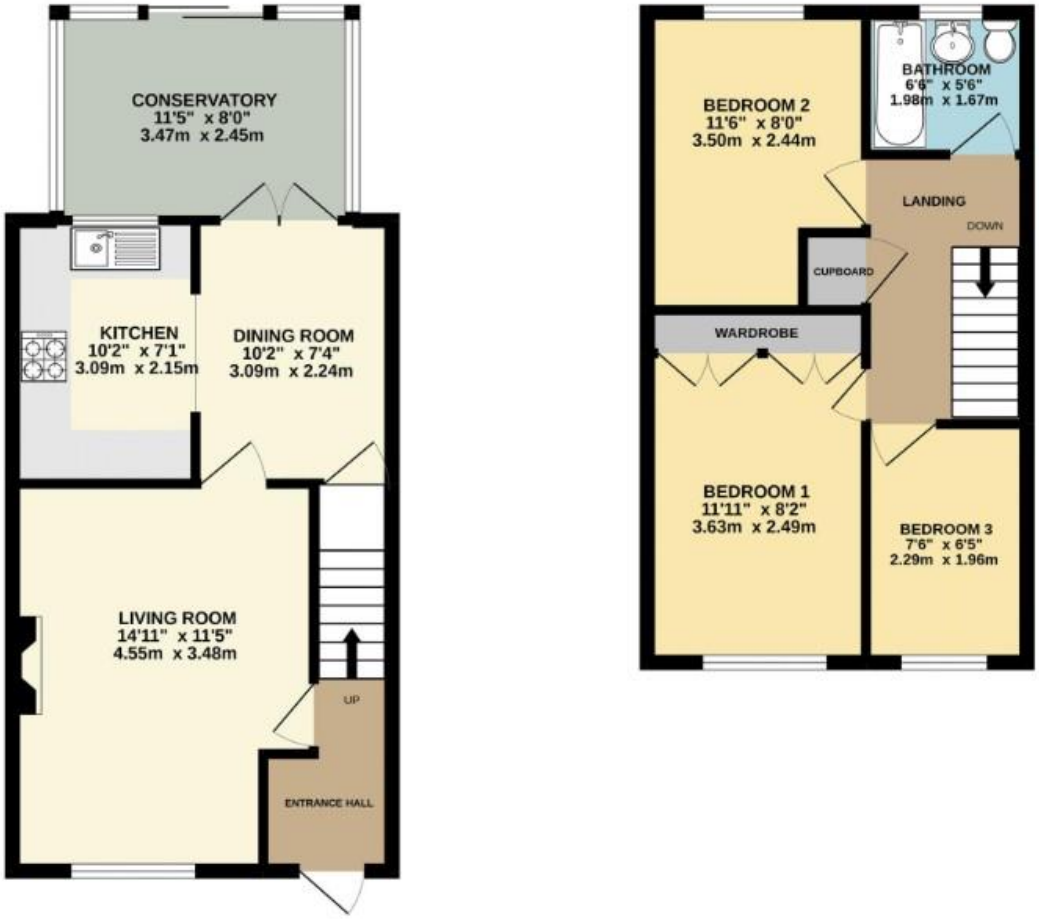
A 3 BEDROOM SEMI DETACHED HOME WITH ENCLOSED GARDEN, CONSERVATORY & PARKING SET IN THIS SOUGHT AFTER VILLAGE. NO FORWARD CHAIN





Elder Road, Bere Regis, Wareham BH20 7NB

PRICE £300,000



3 BED END TERRACE

TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

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.
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Location:
The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles north west of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

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 & the museum. There is also a market every Saturday.

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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.

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The Property:

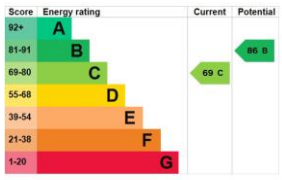
This family home is accessed via an opaque upvc double glazed front door leading through into the entrance hallway which has tiled flooring, stairs to first floor accommodation and a radiator.

A glass panelled door leads through into the living room with a upvc double glazed window to the front aspect with a radiator beneath. There is a fireplace with an inset fire with a marble effect base and hearth with wood surround. Wood laminate flooring flows throughout with a glass panelled door leading through into the kitchen/diner.

The dining area has upvc double glazed patio doors out to the conservatory, a radiator, & wall mounted boiler. A double door gives access to an understairs storage cupboard & an arch leads through into the kitchen with wood laminate flooring throughout.

The kitchen has cupboards at base level, drawers & wall mounted units. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is space and plumbing for a washing machine, dishwasher, upright fridge/freezer & for a cooker. A upvc double glazed window looking out to the conservatory.

The conservatory is upvc double glazed with a matching roof, dwarf brick walls. The room benefits from radiators and a sliding patio door out to the rear garden.



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

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch and an airing cupboard with a concertina door housing the hot water tank and slatted shelving.

Bedroom one has a upvc double glazed window to the front with a radiator beneath, the room benefits from two quadruple door wardrobes.

The second bedroom is a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath with the third bedroom having a upvc double glazed window to the front aspect with a radiator beneath.

The bathroom comprises of a wc, a wash hand basin set into a vanity unit and a bath with a shower attachment and a separate wall mounted electric shower with splashback tiling surrounding. An opaque upvc double glazed window looks out to the rear aspect, plus there is a heated towel rail and a fitted mirror with shelving below.

Parking:

There is parking available to the side of the property.

Garden:

The rear garden is enclosed by fencing and laid to lawn with a patio area abutting the property, there is a double door shed at the back and a gate giving access to the parking.

Measurements:

Lounge	14'11" (4.55m) x 11'5" (3.49m)
Dining Room	10'2" (3.11m) x 7'2" (2.19m)
Kitchen	10'2" (3.11m) x 7'4" (2.24m)
Conservatory	12'1" (3.70m) max x 8' (2.44m)
Bedroom 1	12' (3.66m) x 8'2" (2.49m)
Bedroom 2	11'5" (3.50m) x 8' (2.46m)
Bedroom 3	8'6" (2.59m) x 6'5" (1.97m)
Bathroom	6'6" (1.98m) x 5'7" (1.70m)







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