



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

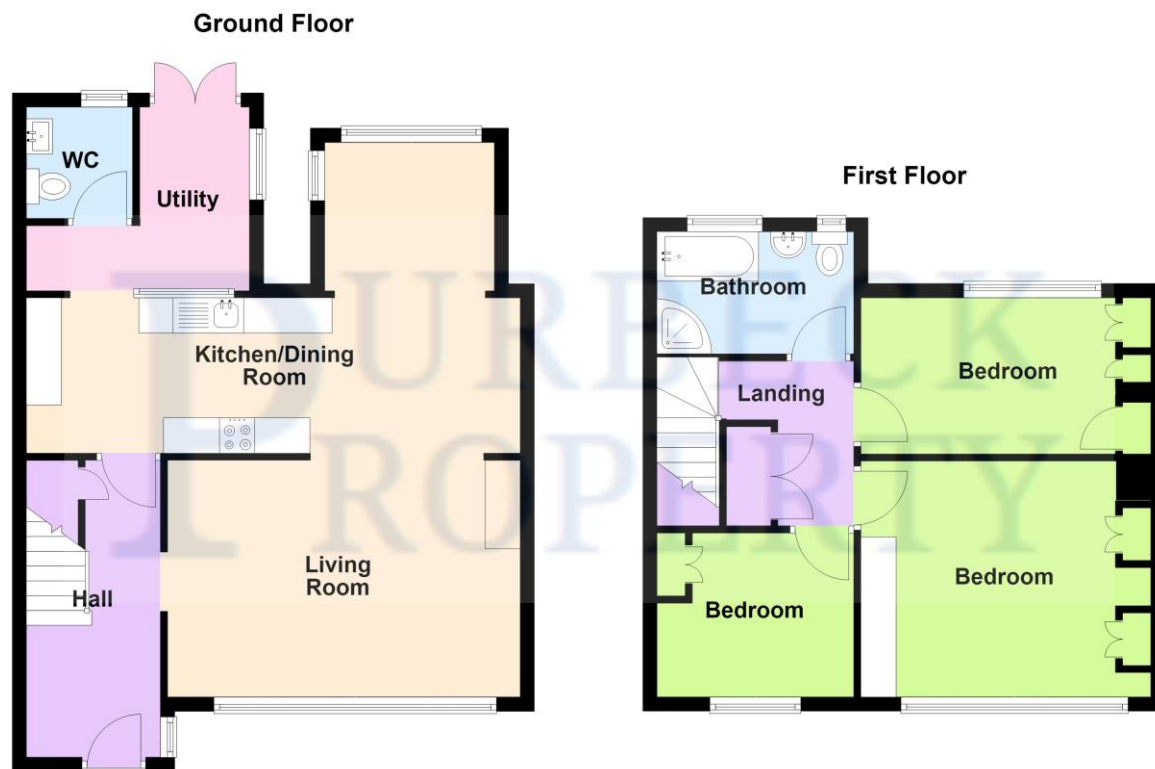
5 South Street
Wareham
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BH20 4LR
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**AN EXTENDED & WELL KEPT 3 BEDROOM HOME OVERLOOKING A GREEN IN
THE POPULAR NORTHPORT AREA JUST OUTSIDE OF WAREHAM TOWN
CENTRE & WITHIN WALKING DISTANCE OF THE TRAIN STATION.
NO FORWARD CHAIN**



Drax Avenue, Northport, Wareham BH20 4DJ

PRICE £310,000



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Plan produced using PlanUp.

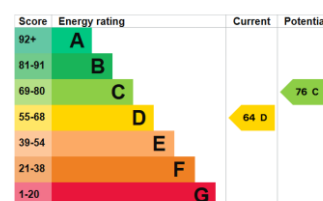
Location:

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.

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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

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The Property:

The well-kept property is set overlooking a green & accessed via an upvc double glaze front door leading through into a spacious entrance hallway where there's a further double glazed window to the side aspect, wood laminate flooring flowing throughout, a radiator & stairs to the first floor accommodation with an understairs storage cupboard below.

The lounge is set to the front of the property with a large upvc double glazed window with a radiator beneath looking out to the garden. A feature of the room is a fireplace with an inset gas fire set onto a marble effect base & hearth with an alcove to the side.

An arch gives access through into the kitchen/breakfast room, which has a matching range of cupboards at base & eye level with drawers. A four-ring ceramic hob is set into a work surface with a fitted oven below & a pull out extractor & light above. A sink with side drainer is set into the work surface with splash backs behind. There is space for an upright fridge/freezer & space & plumbing for a dishwasher.

The dining room has a upvc double glazed window overlooking the rear garden & there is a radiator.

Off the kitchen is a utility room, where there's a upvc double glazed door out to the rear garden with a matching window to the side. There are cupboards, a radiator & space & plumbing for a washing machine. Wood laminate flooring flows through into the downstairs cloakroom, which has a wc, a wash & a basin set into a vanity unit with smashed back tiling. There is an opaque upvc double glazed window, a radiator & a mirror fronted cabinet.

Stairs lead up to the first-floor accommodation, where there is a generous size storage cupboard with drawers below, & access to the loft via a hatch.

The master bedroom is set at the front of the property with a upvc double glazed window overlooking the green & a radiator beneath. The room benefits from a range of fitted furniture, including a dressing table with drawers, two double wardrobes with drawers below with matching bedside cabinets.

The second bedroom is a double sized room with an upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from fitted wardrobes with a drawer below & an airing cupboard housing the hot water tank with slatted shelving. The third bedroom is a single sized room with a upvc double glazed window overlooking the front garden with a radiator beneath. There are fitted cupboards & drawers.

The bathroom comprises of a wc, a wash and basin, a bath with splash back tiling surrounding & a corner shower cubicle with a wall mounted electric shower with splash back tiling. The room has two upvc opaque double-glazed windows to the rear aspect. An extractor fan, a wall mounted heater & a radiator.

Garden

The front garden is laid out with easy maintenance in mind with astroturf & raised brick wall beds, with a brick paved path leading to the front door. The rear garden is enclosed by fencing & has a patio area butting the property. There is Astro turf, a summer house & steps up to a rear gate.

Measurements:

Lounge	16'5" (5.02m) x 10'4" (3.32m)
Dining Room	7'9" (2.38m) x 6'10" (2.10m)
Kitchen/Breakfast Room	23'1" (7.04m) 7'4" (2.24m)
Utility Room	8'8" (2.65m) x 4'10" (1.47m)
Cloakroom	5'4" (1.63m) x 5'1" (1.54m)
Bedroom 1	13'5" (4.10m) x 10'11" (3.33m)
Bedroom 2	12'2" (3.72m) x 7'5" (2.27m)
Bedroom 3	9'3" (2.83m) x 7'6" (2.28m)
Bathroom	8'9" (2.68m) x 6'2" (1.89m)

