



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS 2 DOUBLE BEDROOM, 2 RECEPTION CHARACTER COTTAGE  
SET IN THE HEART OF WAREHAM TOWN CENTRE  
OFFERED TO THE MARKET WITH  
NO FORWARD CHAIN**



# Mill Lane, Wareham, Dorset BH20 4QY

**PRICE £340,000**



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2019

## Location:

The property is located in the centre of Wareham, which 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 and the museum. There is also a popular market every Saturday on Wareham Quay.



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### The Property:

This semi-detached cottage ideally situated for the shops of the town centre is accessed at the front through an opaque glassed front door into vestibule area with tiled flooring opening out into the lounge.

The lounge has wood flooring & a upvc double glazed window to the front aspect with a radiator beneath. A feature of the room is a brick fireplace with a log burner.

The dining room has a continuation of the wood flooring from the lounge. There is a upvc double glazed window overlooking the rear garden with a radiator beneath & a log burner within the chimney breast. Either side are useful alcoves with one side having a useful storage cupboard. The room is open plan with the kitchen which has a range of cupboards at base & eye level with drawers & racks. A sink with a side drainer is set into the work surface. Appliances included in the sale are a washing machine, dishwasher, fridge & freezer. There is a freestanding 'Range' cooker with a five-ring gas hob with splash back tiling & an extractor hood above. There are upvc double glazed windows to the side & rear aspects, with a matching door giving access to the garden & a Velux window offering plenty of light.

The downstairs accommodation has a useful cloakroom which has a wc.

Stairs give access to the first-floor accommodation where there is a upvc double glazed window to the side aspect & access to the loft via a hatch.

Both bedrooms are of a double size with the main bedroom having strip wood flooring, a upvc double glazed window to the front aspect, a radiator & a useful over the stair's cupboard. A feature of the spacious room is a fireplace.

The second bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath & strip wood flooring.

The spacious bathroom comprises of a Victorian style roll top bath, a double shower cubicle with a wall mounted shower & splashback tiling, a wc & a wash hand basin. The room has tiled flooring & partially tiled walls. A upvc double glazed window looks out to the rear garden.

### Garden:

The rear garden is enclosed by fencing with a gate giving access to the front aspect. There is an array for mature shrubs & plants, a gardeners shed & a patio area abutting the property.

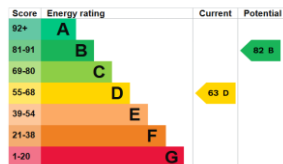
### Measurements:

Lounge	17'6" (5.35m) x 11'11" (3.63m)
Kitchen/Diner	19'10" (6.04m) max x 17'6" (5.34m)
Cloakroom	17'7" (5.36m) x 11'10" (3.61m)
Bedroom 1	17'7" (5.36m) max x 11'10" (3.61m)
Bedroom 2	12'3" (3.74m) x 9'4" (2.85m)
Bathroom	12'3" (3.74m) x 7'10" (2.40m)

### Energy rating and score

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

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



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



5 South Street,  
Wareham,  
Dorset, BH20 4LR  
[sales@purbeckproperty.co.uk](mailto:sales@purbeckproperty.co.uk)

Tel 01929 556660  
[www.purbeckproperty.co.uk](http://www.purbeckproperty.co.uk)

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.