



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

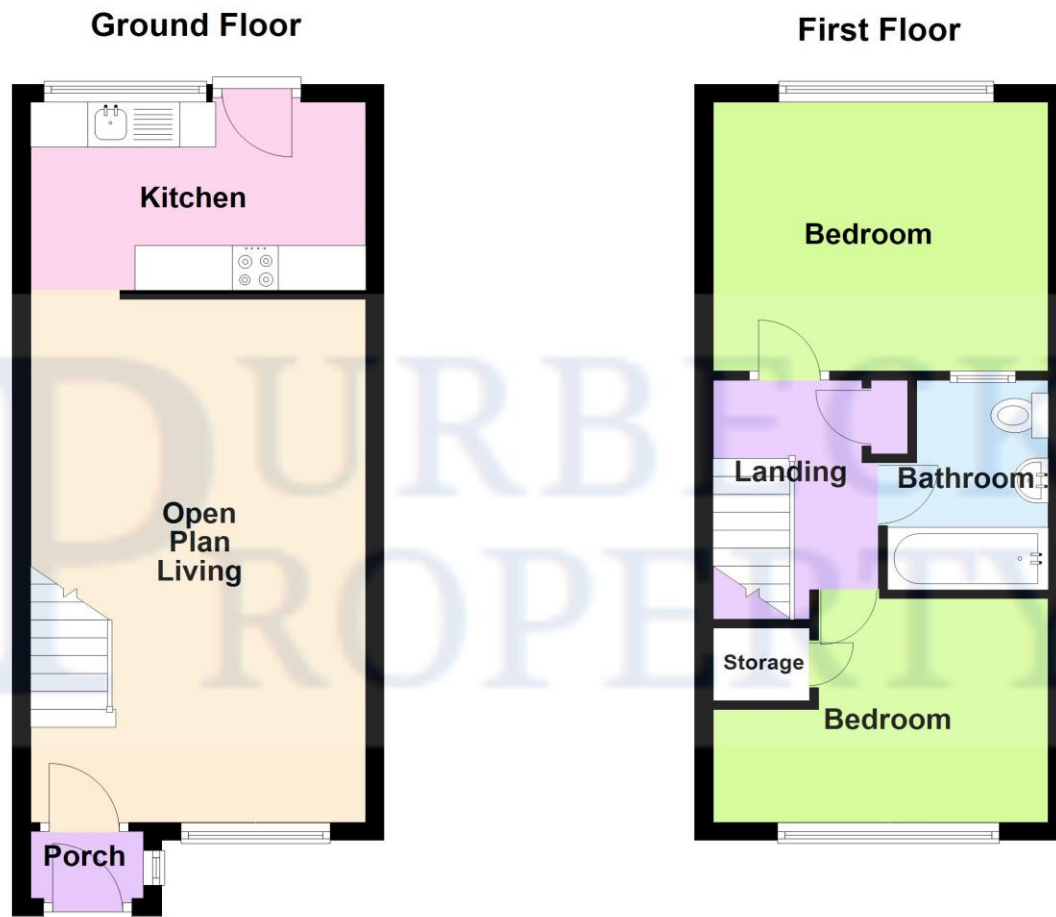
5 South Street
Wareham
Dorset
BH20 4LR
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**A WELL PRESENTED 2 BEDROOM HOME SET IN A CUL DE SAC IN THE POPULAR
NORTHMOOR AREA OF WAREHAM BENEFITTING FROM
OFF ROAD PARKING & A GARAGE.
NO FORWARD CHAIN**



Daniel Drive, Wareham, Dorset BH20 4RU

PRICE £259,950



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:

This modern family home is set in Northmoor Park 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. There is also a market every Saturday.

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The Property:

This well-presented terraced house is accessed via an opaque upvc double glazed door which leads into an entrance vestibule with tiled flooring and a window to the side aspect.

A glass panelled door leads through to the spacious living room which has wood laminate flooring flowing throughout & a upvc double glazed window to the front aspect with a radiator beneath. There is also a fitted breakfast bar with splash back tiling surrounding. There are stairs up to the first-floor accommodation with an additional radiator beneath.

The kitchen has tiled flooring and an opaque upvc double glazed door leading out to the rear garden with a matching window to the side. There is a matching range of cupboards at base and eye level with soft closing drawers and tiled splash back surrounding. A four-ring gas hob is set into the work surface with an oven below as well as an integrated sink with side drainer. There is space and plumbing for a washing machine as well as space for an upright freezer. There is also a radiator and an integrated wine rack.

The stairs lead up to the first floor accommodation where there is access to the loft via a hatch and a cupboard with slatted shelving.

The spacious master bedroom is set at the rear of the property with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The second bedroom could also be used as a double bedroom if desired with a upvc double glazed window to the front aspect with a radiator beneath. An alcove is ideal for storage of a wardrobe, plus there is over the stairs storage cupboard which has a hanging rail.

The modern bathroom has tiled flooring and comprises of a wc, a wash hand basin, a bath with rainfall and handheld shower heads with a glass shower screen and splash back tiling surrounding. There is also a heated towel rail, a mirror fronted cabinet, extractor fan, and an opaque window to the bedroom.

Garage & Parking:

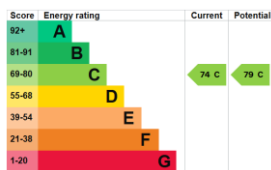
At the front of the property there is space for car parking on the driveway and a garage in the block with an up and over door located at the rear of the property.

Garden:

The enclosed rear garden is set with easy maintenance in mind with a patio abutting the property and the remainder laid to gravel. There is an outside tap and a gate at the rear giving access to the back.

Measurements:

Lounge	14'2"	(5.84m)	x	11'10"	(3.61m)
Kitchen	11'11"	(3.63m)	x	6'8"	(2.03m)
Bedroom 1	11'11"	(3.64m)	x	9'10"	(3.01m)
Bedroom 2	11'10"	(3.62m)	x	8'1"	(2.47m)
Bathroom	7'5"	(2.28m)	x	5'6"	(1.69m)



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

