

PURBECK PROPERTY

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5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

# A VERY WELL PRESENTED MODERN FIRST FLOOR FLAT BENEFITTING FROM AN ENCLOSED GARDEN, ALLOCATED PARKING AND TWO BEDROOMS NO FORWARD CHAIN

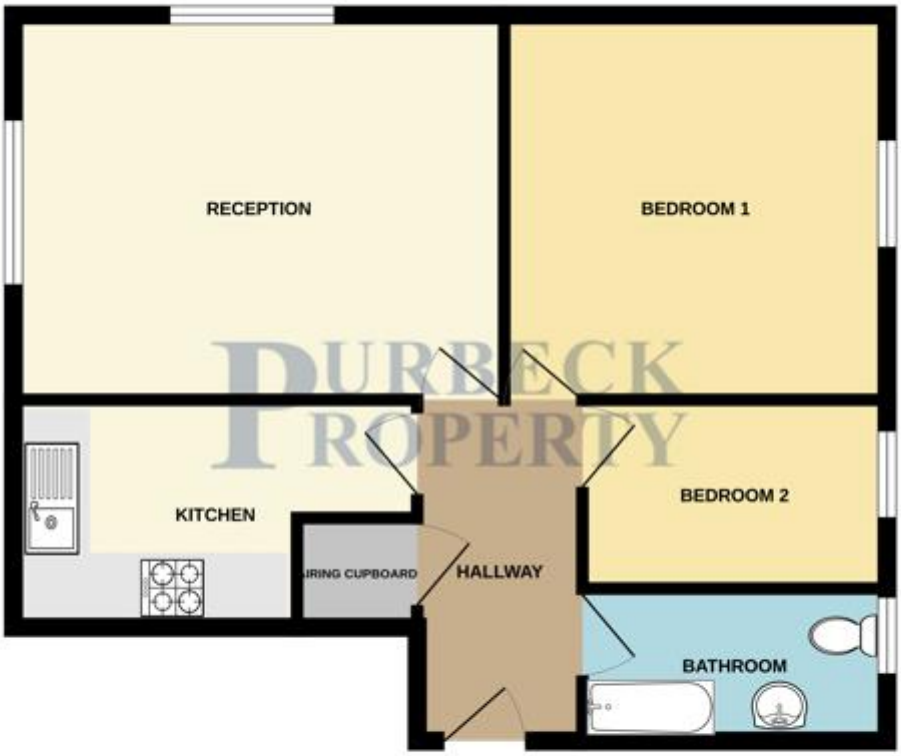




# Lulworth Road, Wool BH20 6BU

PRICE £185,000

## FIRST FLOOR




## Location:

The property is located in the popular village of Wool and within walking distance to the local primary school, local shops as well as Wool train station. This property is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

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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.

## The Property:

This very well presented first floor flat is accessed via external steps leading to a communal area with a private front door. The property opens into the main entrance hallway through an opaque upvc double glazed door. The hallway features an integral doormat & an electric wall mounted heater. There is also an airing cupboard housing the hot water tank, with slatted shelving.

The double aspect living room has upvc double glazed windows to the front & side aspect. There is an electric wall mounted heater & a serving hatch through to the kitchen.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring ceramic cooker hob is set into the work surface with an extractor fan & a light above with a fitted oven below. There is space & plumbing for a washing machine, together with space for an upright fridge/freezer. A one and a quarter sink with side drainer is set into the work surface, with splash back tiling surrounding & a upvc double glazed window to the front aspect.

The master bedroom has a upvc double glazed window overlooking the private rear garden. There is an area ideal for wardrobes or cupboards, together with a wall mounted electric heater.

The second bedroom has a upvc double glazed window overlooking the rear garden. The room also benefits from an alcove with a hanging rail and shelving above.

The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below. A bath with a shower attachment, glass shower screen & aqua panelling. The room also benefits from an opaque upvc double glazed window & a heated towel rail.

## Parking:

The property has an allocated car parking space.

## The Garden:

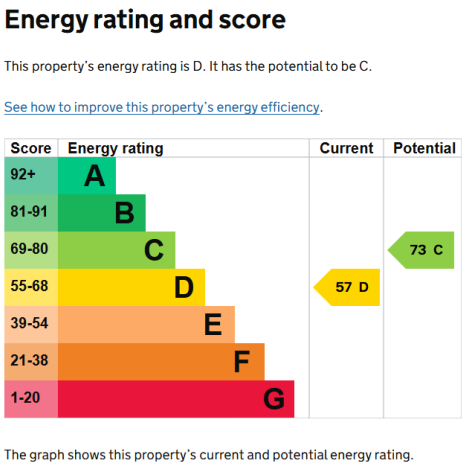
The property has its own private garden, laid to lawn a patio area & a shed enclosed by fencing bordered with mature shrubs.

## Estate Agents Note:

The vendor has notified Purbeck Property that this apartment has the remainder of a 999 -year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.

## Measurements:

| | |
|---|---|
| Lounge | 15'2" (4.63m) x 11'10" (3.62m) |
| Kitchen | 12'2" (3.72m) x 7'1" (2.16m) |
| Bedroom 1 | 11'10" (3.62m) x 10'3" (3.12m) |
| Bedroom 2 | 8'2" (2.50m) x 5'10" (1.78m) |
| Bathroom | 8'7" (2.63m) x 4'8" (1.44m) |










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