



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM FAMILY HOME REQUIRING COMPLETE MODERNISATION SET
BACKING ON TO FOREST & WITH A PRIVATE WOODED GARDEN.
NO FORWARD CHAIN**



Cologne Road, Bovington, Wareham BH20 6NP

PRICE £265,000

GROUND FLOOR



1ST FLOOR



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 Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops. Bovington is within close proximity to The Tank Museum, Money World East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial. Wareham 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 market every Saturday.

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The Property:

This family home offering scope for personalisation is accessed via an opaque double glazed front door through into an entrance hallway where there is a window to the side, stairs to the first floor accommodation, two radiators & an opaque door out to the rear porch with a further door out to the rear garden.

The lounge has a upvc double glazed window to the front aspect with a radiator beneath & a chimney breast. The dining room has a upvc double glazed window to the front aspect with a radiator beneath with a tiled fireplace with a shelf above.

The kitchen has a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to the rear aspect. There is space for a cooker, space for under the counter appliances & space for an upright fridge/freezer.

The downstairs cloakroom comprises of a wc, an opaque upvc double glazed window to the rear aspect & a radiator.

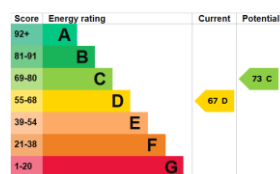
There is an additional downstairs room that could be used as a home office or study with a upvc double glazed window out to the rear aspect & a radiator.

Stairs lead up to the first-floor accommodation which has access to a spacious landing. There is a upvc double glazed window out to the rear aspect, a radiator & access to the loft via a hatch.

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 ratings.

The master bedroom has a upvc double glazed window out to the rear aspect with a radiator beneath. There is a chimney breast & a cupboard over the stairs with shelving.

The second bedroom has two upvc double glazed windows to the side aspect, a radiator & a fireplace with the third bedroom being a double sized room with a upvc double glazed window overlooking the rear garden & a radiator.

The property benefits from a wet room & a separate cloakroom with the wet room having a wash hand basin with splashback tiling, a shower with grab handles with a shower seat & splashback tiling surrounding. An opaque upvc double glazed window looks out to the side aspect. There is also an extractor fan, a radiator & a storage cupboard with slatted shelving. The cloakroom has a wc, a radiator & an opaque upvc double glazed window to the rear aspect.

Garden & Driveway:

The rear garden backs onto a forest & is predominately laid to lawn with a number of mature trees. There is a brick-built outhouse/workshop with a upvc door.

The front garden is laid to lawn with a path leading up to the front door, a driveway leads to the side of the property with mature bushes & hedges. A gate gives access to the rear garden.

Measurements:

| | |
|-------------|--------------------------------------|
| Lounge | 11'4" (3.46m) max x 9'11" (3.03m) |
| Dining Room | 11'5" (3.48m) x 9'5" (2.87m) |
| Kitchen | 12'3" (3.73m) x 8' (2.45m) |
| Study | 10'1" (3.08m) max x 8'2" (2.50m) max |
| Cloakroom | 5' (1.53m) x 2'11" (0.89m) |
| Bedroom 1 | 12'10" (3.92m) x 11'5" (3.50m) |
| Bedroom 2 | 11'6" (3.50m) x 9'5" (2.88m) |
| Bedroom 3 | 9'11" (3.04m) x 8'2" (2.49m) |
| Bathroom | 6'7" (2.01m) x 5'11" (1.81m) |
| WC | 4'10" (1.49m) x 3' (0.93m) |
| Workshop | 9'9" (2.97m) x 6'11" (2.10m) |

