



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

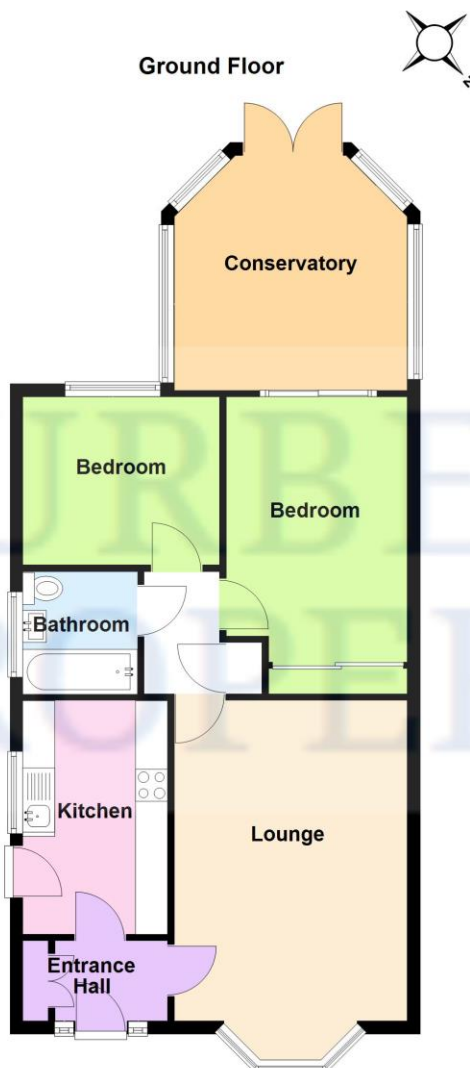
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2 BEDROOM DETACHED BUNGALOW
BENEFITING FROM A CONSERVATORY & AN ENCLOSED REAR GARDEN
WITH ACCESS TO A GARAGE
INTERNAL VIEWING RECOMMENDED
NO FORWARD CHAIN**



Shaw Drive, Sandford, Wareham, Dorset, BH20 7BS

PRICE £335,000



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:

The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. 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 popular market every Saturday on the Quay.

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The Property:

This detached bungalow is accessed via an opaque double glazed front door with a matching window to the side & leads through into an entrance vestibule, which comprises of a double door cupboard with a radiator & is ideal for hanging coats & for storage.

In the kitchen there is a upvc double glazed door with a matching window to the side aspect. There is a matching range of cupboards at base & eye level with drawers, a one & a quarter bowl sink with side drainer is set into the worksurface with splash back tiling surrounding. There is an extractor hood & light with space below for an upright electric cooker, space for an upright fridge/freezer, space & plumbing for a washing machine, a wall mounted boiler & a radiator.

The spacious living room has a upvc double glazed window overlooking the front aspect with a radiator beneath. The room features a fireplace with an inset gas fire.

The internal hallway has access to the loft via a hatch & an airing cupboard housing a hot water tank with shelving above.

The master bedroom has a double glazed sliding patio door out to the conservatory. The room benefits from a radiator & a double mirror fronted sliding door wardrobe comprising of a hanging rail & storage space.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The family bathroom has an opaque upvc double glazed window to the side aspect. Comprising of a wc, a wash hand basin & a bath with a wall mounted electric shower, floor to ceiling tiling, a heated towel rail & a mirror fronted cabinet.

The conservatory is upvc double glazed is constructed with a poly carbonate roof & a patio door out to the rear garden. There is tiled flooring, a radiator & a fan.

Garage/ Parking:

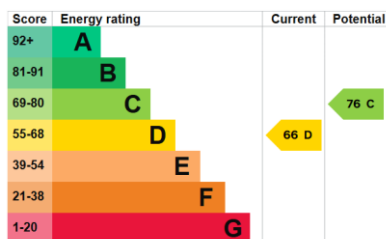
The garage has an up & over door with a driveway in front & comprises of power, light & a door with a window to the side giving access to the rear garden.

Garden:

The rear garden is set with easy maintenance in mind & is laid to patio slab with raised borders & enclosed by fencing. There is a shed at the rear & access to the garage.

Measurements:

Lounge	16'3"	(4.96m)	x	12'	(3.68m)
Kitchen	11'	(3.35m)	x	7'4"	(2.25m)
Conservatory	10'4"	(3.24m)	x	11'1"	(3.38m)
Garage	18'4"	(5.60m)	x	8'11"	(2.73m)
Bedroom 1	13'2"	(4.02m)	x	9'2"	(2.81m)
Bedroom 1	10'2"	(3.12m)	x	8'10"	(2.69m)
Bathroom	6'1"	(1.87m)	x	6'1"	(1.87m)



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



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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.