



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

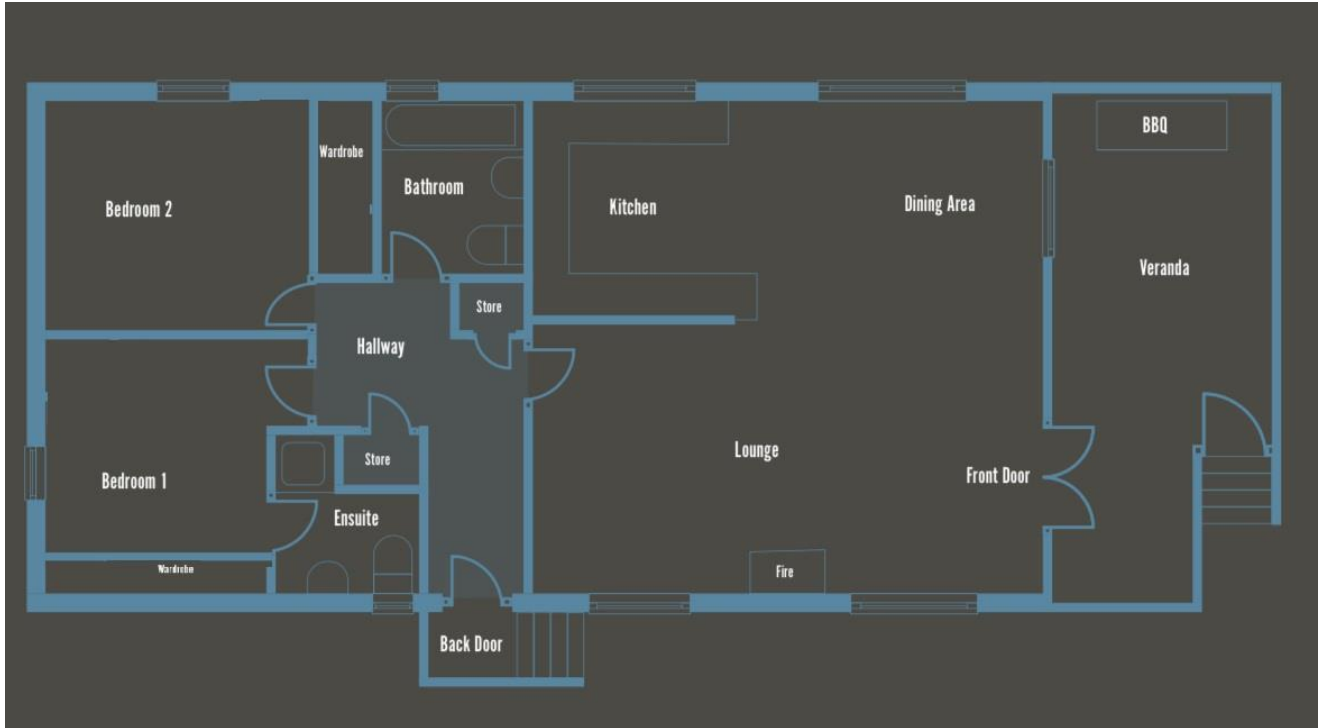
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Wareham
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Tel 01929 556660

**A CHARACTERFUL HOLIDAY HOME IN THE TRANQUIL
SETTING OF SANDFORD HOLIDAY PARK
WITH A HOST OF ON SITE FACILITIES.
NO FORWARD CHAIN**



Laurel Avenue, Sandford Holiday Park, Organford Road, BH16 6JZ

PRICE £74,250



Location:

The Parkdean Resort is ideally situated just outside of Wareham Town Centre giving access to the Purbecks & Jurassic Coast. With sandy bathing beaches a short drive away at Swanage, Poole & Bournemouth. Holton Heath Train Station is a 20 minute walk away. The resort itself has a host of activities for families & includes both an outdoor & indoor swimming pools, bars, restaurant & show bar. There are a variety of children's activities including adventure golf, play areas, sports centre & an arcade. Owners are provided with 10 guest passes free of charge & are invited to organised owners' events.

Laurel Avenue, Sandford Holiday Park, Organford Road, BH16 6JZ

PRICE £79,950

The Property:

Set in the Parkdean Holiday resort, Fir Tree Lodge is accessed via a double glazed front door in the hallway which has two storage cupboards & a radiator.

The spacious open plan living area comprises of a lounge, dining area & a kitchen. It has a triple aspect with double glazed windows to all sides & matching double doors out to the decking. The lounge has a fireplace with an inset electric fire. The kitchen area has a matching range of cupboards at base & eye level with drawers. Fitted appliances include a fridge/freezer, a five ring gas hob with an extractor above, a double electric oven & a free standing dishwasher. A sink with side drainer is set into the work surface with splash back tiling surrounding.

The master bedroom has a upvc double glazed window to the side aspect with a radiator beneath. The room benefits from mirror fronted sliding door wardrobes with hanging rails & drawers. Off the bedroom is the en suite which comprises of a wash hand basin set on a vanity unit with a mirror fronted cabinet above, a wc & a shower cubicle with a wall mounted shower. There is also a upvc double glazed window to the front aspect, splash back tiling, a heated towel & an extractor fan.

The second bedroom is a generous sized double room currently with twin beds. The room benefits from mirror fronted sliding door wardrobes with hanging

rails & drawers, & there is a upvc double glazed window with a radiator beneath.

The family bathroom has a hand basin set on a vanity unit with a mirror fronted cabinet above, a wc & a bath with a wall mounted shower & a glass shower screen. The fully tiled room also has an opaque upvc double glazed window, a heated towel rail & an extractor fan.

Parking:

The property has off parking for 2 vehicles.

Garden:

The private garden is predominately laid to lawn with mature tree's giving it privacy. There is a hardstanding area with a double door shed & a spacious decked area abutting the property.

Measurements:

Open Plan Kitchen/Lounge/Diner

19'8" (6m) x 19'4" (5.89m)

Kitchen

10'4" (3.16m) x (2.45m)

Master Bedroom

10'1" (3.09m) x 9'6" (2.90m)

max

En Suite

6'8" (2.04m) max x 5'3" (1.60m)

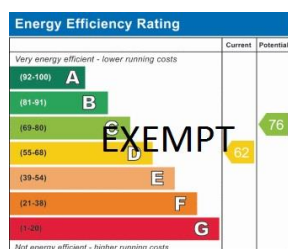
Bedroom 2

12'2" (3.71m) x 9'6" (2.89m)

max

Bathroom

6'8" (2.04m) x 5'5" (1.67m)



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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.