



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

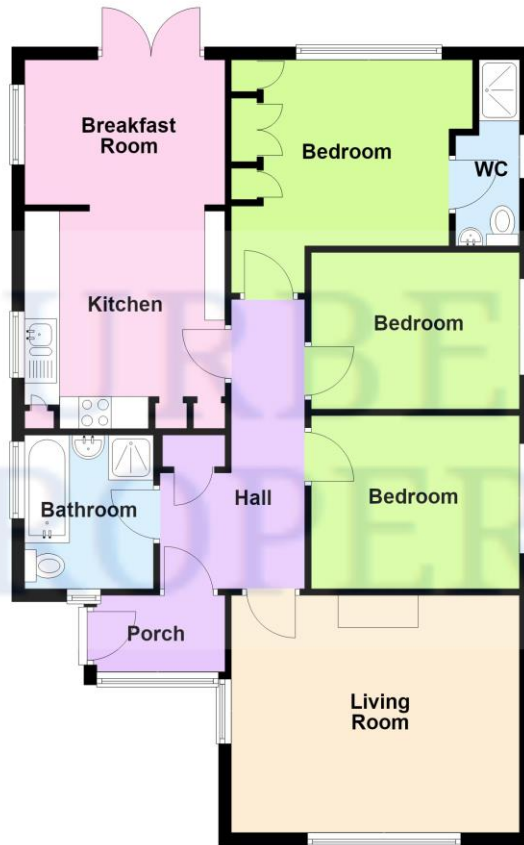
**A SPACIOUS 3 BEDROOM, 2 RECEPTION, 2 BATHROOM DETACHED BUNGALOW
REQUIRING UPDATING, SET IN THIS SOUGHT AFTER LOCATION CLOSE TO SHOPS,
TRAIN STATION & WAREHAM FOREST.
NO FORWARD CHAIN**



Wessex Oval, Carey, Wareham, Dorset BH20 4BS

PRICE £385,000

Ground Floor



Total area: approx. 84.9 sq. metres (914.3 sq. feet)

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 bungalow is set in the popular residential location of Carey within walking distance is Wareham Forest, with the train station, local shops & buses. Wareham Town Centre is a 5-minute driveaway with 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. Wareham Train Station is on the main Weymouth to London Waterloo line.

Wessex Oval, Carey, Wareham, Dorset BH20 4BS

PRICE £385,000

The Property:

This spacious bungalow set in a desirable location is accessed via double glazed front door through into an entrance porch which is double glazed overlooking the front garden with tiled flooring.

A matching opaque door gives access to the main hallway where there's a radiator, access to the loft via a hatch & an airing cupboard with shelving & a radiator.

The living room is set to the front of the property with a dual aspect with upvc double glazed windows to the front & to the side. There are 2 radiators & a fireplace with wood frame surround & marble effect base & hearth.

The kitchen has a matching range of cupboards at base & eye level with drawers. A 4-ring gas hob is set into the work surface with space for an oven, space for fridge/freezer & space & plumbing for a washing machine. A one & a quarter bowl sink with a side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to the side aspect, there is also a radiator, display shelving & a breakfast bar. Tiled flooring flows through into the dining area which has upvc double glazed patio doors out to the rear garden with a matching window to the side aspect with a radiator beneath.

Bedroom one has upvc a double-glazed window overlooking the rear garden with a radiator to the side. The room benefits from a matching range of wardrobes, corner cupboards & a bedside cabinet. Off the bedroom is an en suite which has a suite comprising of a wc, a wash hand basin & a shower cubicle with an electric shower. The room is fully tiled & has a radiator, a upvc double glazed window to the side aspect & an extractor fan.

Bedrooms 2 & 3 are both double sized rooms with upvc double glazed windows to the side aspect & radiators.

The fully tiled bathroom has a suite comprising of a wc, a wash hand basin, a bath & a shower cubicle with a wall mounted shower. There is a radiator & 2 opaque upvc double glazed windows.

Garage, Workshop & Driveway:

The property benefits from a long driveway providing off road parking for a number of vehicles leading up to a garage which has an up & over door, power & light. At the rear of the garage is a useful workshop with both areas having windows overlooking the garden & a upvc door.

Garden:

The front garden is laid out with easy maintenance in mind with a gravelled walled area. The rear garden is a blank canvas & is enclosed by walls with access to either side of the property via gates. There are hard standing areas for greenhouses & sheds.

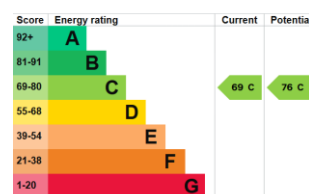
Measurements:

Lounge	15'1" (4.61m) x 12'5" (3.80m)
Dining Room	11'7" (3.53m) x 7'9" (2.36m)
Kitchen	11'6" (3.51m) x 11'4" (3.45m)
Bedroom 1	10'10" (3.31m) x 9'10" (3m)
En Suite	9'9" (2.97m) x 3'11" (1.20m)
Bedroom 2	11' (3.36m) x 9'2" (2.80m)
Bedroom 3	11' (3.36m) x 8'3" (2.53m)
Bathroom	8'3" (2.52m) x 7'3" (2.21m)
Garage	18'3" (5.56m) x 8'3" (2.53m)
Workshop	15'11" (4.86m) x 8'3" (2.53m)

Energy rating and score

This property's energy rating is C. 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 rating.



5 South Street,
Wareham,
Dorset, BH20 4LR
sales@purbeckproperty.co.uk

Tel 01929 556660
www.purbeckproperty.co.uk

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.