



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2-BEDROOM STARTER HOME SET OPPOSITE A GREEN IN THIS
CONVENIENT LOCATION WITHIN WALKING
DISTANCE OF THE TRAIN STATION.
INTERNAL VIEWING RECOMMENDED**



Drax Avenue, Northport, Wareham, Dorset BH20 4DJ

PRICE £260,000



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:

This home is situated just outside of Wareham town centre, within a 2 minute walk of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 within walking distance with 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.

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The Property:

This ideal starter home overlooks a green & is accessed via a upvc double glazed front door. It leads through into an entrance hallway where there is a matching window to the side, with a radiator beneath. Stairs up to the first-floor accommodation.

The living room is split up with dining & lounge areas. The lounge having a upvc double glazed window overlooking the rear garden with a radiator to the side. The dining area having a upvc double glazed window overlooking the front green with a radiator beneath. There is a chimney breast with useful alcoves to either side & a spacious understairs storage cupboard.

The kitchen has a matching range of cupboards at base & eye level with additional display cupboards & drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is an alcove & an electrical socket for a cooker. A door gives access through into the lean-to utility room with a matching window to the side. A further door gives access to the rear garden. There is space & plumbing for a washing machine, tumble dryer & a fridge/freezer.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch.

The master bedroom is set at the front of the property with a upvc double glazed window overlooking the green with a radiator beneath. The spacious room benefits from an over the stair's storage cupboard with hanging rail & storage below. There is also a double door cupboard with a hanging rail & storage above.

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

The property benefits from a separate cloakroom which has a wc & an opaque upvc double glazed window.

The bathroom comprises of a wash hand basin & a bath with both rainfall & handheld showers & splashback tiling surrounding. An opaque upvc double glazed window looks out to the rear garden. There is also an extractor fan & a heated towel rail.

Garden:

The front garden is laid out with easy maintenance in mind with a path/ramp leading up to the front door. The rest is laid to gravel with dwarf brick walls.

The rear garden has an extensive patio area abutting the property. It is enclosed by walls & fencing with a gate at the rear giving access to the green behind. There is a hard standing area for a shed, raised borders, a lawned area & mature shrubs.

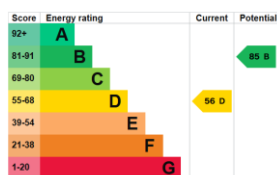
Measurements:

Lounge/Diner	16'9" (5.12m) max x 18'8" (5.69m) max
Kitchen	10'4" (3.16m) x 7'4" (2.25m)
Utility Room	11' (3.35m) x 5'7" (1.72m)
Bedroom 1	16'9" (5.11m) x 8'11" (2.73m)
Bedroom 2	9'3" (2.83m) x 9'3" (2.81m)
Bathroom	7'5" (2.27m) x 6' (1.83m)
Cloakroom	6' (1.83m) x 2'8" (0.82m)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



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



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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.