



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

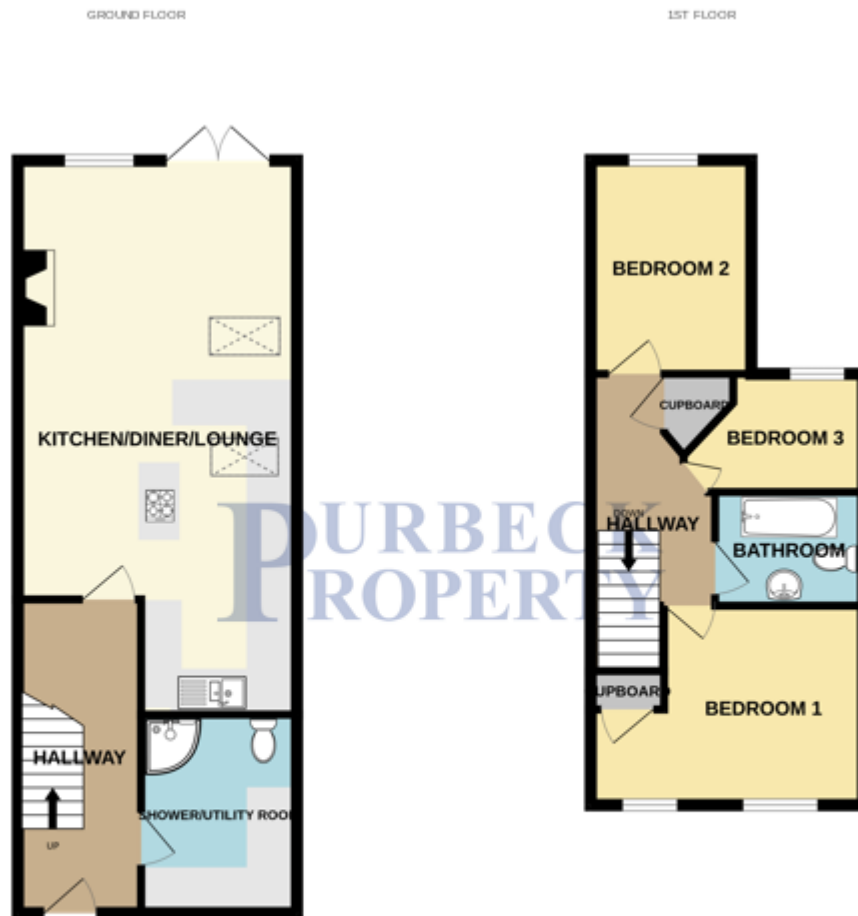
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED 3 BEDROOMS
TOWN CENTRE HOME WITH A MODERN OPEN PLAN
KITCHEN/DINER & ALLOCATED PARKING
INTERNAL VIEWINGS RECOMENDED**



St. Martins Lane, Wareham BH20 4HF

PRICE £350,000



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 misstatement. 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.
Made with Metropix 12/2018

Location:

Wareham is a picturesque market town set on the banks of The River Frome and is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town and is just under 10 miles from busy Poole Town Centre. Wareham has 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.

St. Martins Lane, Wareham BH20 4HF

PRICE £350,000

The Property:

This home is accessed via an opaque glass panel door leading through to a spacious entrance hallway with wood laminate flooring flowing throughout. Underneath the staircase is a space ideal for storage.

The kitchen/breakfast room continues with the wood laminate flooring, a matching range of base & eye level cupboards with soft closing drawers. A four ring electric ceramic hob is set into the work surface, with a double oven to the side. Integral appliances include a dishwasher, fridge & freezer. A one & a quarter bowl sink with side drainer is set into the work surface, with splashbacks surrounding. There are also two velux windows, a breakfast bar with cupboards below & space for a dining table & chairs.

The lounge comprises upvc double glazed patio doors leading out to the rear garden, with a matching window to the side & two radiators.

The modern utility room/shower room comprises a WC & a wash hand basin set into a vanity unit with cupboards below, a double shower cubicle with double doors, splashback tiling, rainfall & handheld showers. Double doors house the plumbing for a washing machine, with additional storage space above. Further features include a heated towel rail, a upvc double glazed window to the front aspect & tiled flooring.

Stairs lead up to the first floor accommodation, where there is access to the loft via a hatch & a storage cupboard with hanging rail & shelving above.

Bedroom one has two upvc double glazed windows to the front aspect, a radiator & a useful alcove ideal for storage, there is over the stairs storage & a storage cupboard with hanging rail & shelving above.

Bedroom two is a double-sized room with an upvc double glazed window overlooking the rear garden with a radiator beneath.

Bedroom three is currently used as a dressing room, with wood laminate flooring, an upvc double glazed window overlooking the rear garden with a radiator beneath.

The modern bathroom comprising of a bath with shower attachment, a WC, a wash hand basin, splashback tiling, radiator & extractor fan.

Parking:

The property is conveyed with allocated parking for one vehicle.

Garden:

The rear walled courtyard garden has a gate providing access to the car parking space. There is space for a sitting area & plant pots, with electrical points to both the front & rear aspects.

Measurements:

Lounge/kitchen	27'10" (8.49m) x 13'6" (4.12m)
Utility room	9'8" (2.95m) x 7' (2.14m)
Bedroom 1	13'7" (4.14m) x 8'8" (2.65m)
Bedroom 2	10'4" (3.17m) x 7'11" (2.41m)
Bedroom 3	8'6" (2.60m) x 5'6" (1.68m)
Bathroom	7'2" (2.20m) x 5'7" (1.17m)

Energy rating and score

This property's energy rating is C. 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better

