

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
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Dorset
BH20 4LR
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A WELL PRESENTED 2 BEDROOM FAMILY HOME IN THE POPULAR NORTHMOOR AREA, BENEFITTING FROM AN ENCLOSED GARDEN BACKING ONTO PLAYING FIELDS
INTERNAL VIEWING HIGHLY RECOMMENDED





Willow Way, Northmoor, Wareham, BH20 4RX

PRICE £270,000



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 Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. 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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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.

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The Property:

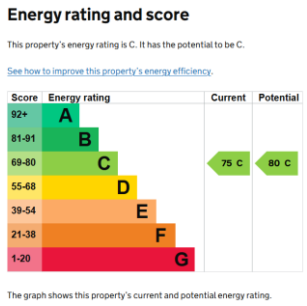
The well presented home is accessed via opaque upvc double glazed front door leading through into an entrance vestibule with an integral doormat, shoe rack & a upvc double glazed window to the side aspect. Opening out into an inner hallway where there are stairs to the first floor accommodation, a radiator & wood laminate flooring flowing through into the spacious living room.

In the living room there are upvc double glazed windows overlooking the front garden with radiators beneath as well as at end of the room.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the worksurface with an oven below & an extractor & a light above with splash back tiling behind. Further integral appliances include a fridge, a freezer, a dishwasher, a washing machine & a sink with side drainer is set into work surface. There is a upvc double glazed door with matching window to the side through into the conservatory.

The conservatory is upvc double glazed constructed with a polycarbonate roof & double patio doors into the rear garden. Comprising of a wall mounted electric heater, light & fan & wood laminate flooring.

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



The master bedroom is set the rear of the property with a upvc double glazed window overlooking the rear garden & beyond to the park with a radiator beneath. The room benefits from a triple mirror sliding door wardrobe with hanging & storage space.

The second bedroom is a double sized room with upvc double glazed windows overlooking the front aspect with a radiator beneath. The room has a double mirror sliding door wardrobe with a hanging rail & storage space, plus a fold out desk ideal for working from home.

The modern family bathroom comprises of a WC, a bath with a shower attachment & a wash hand basin is set into the vanity unit with storage cupboards below. There is floor to ceiling tiling, a heated towel rail, an extractor fan, a cupboard, an integral mirror & wood laminated flooring.

Garage/ Parking

Car parking at the property is conveyed with a garage set opposite the property within a block with an up & over door.

Garden:

The front garden is laid to lawn with a path leading upto the front door. The rear garden is enclosed by fencing & comprises of a large decked area abutting the property with the remainder laid to astroturf, as well as a patio area at the rear to enjoy the afternoon sun. There is a gate at the side giving side access.

Measurements:

Lounge/ Diner	18’	(5.49m) x	11’11”	(3.63m)
Kitchen	11’10”	(3.62m) x	7’5”	(2.26m)
Conservatory	9’8”	(2.96m) x	9’2”	(2.81m)
Bedroom 1	11’10”	(3.62m) x	9’	(2.76m)
Bedroom 2	8’1”	(2.46m) x	11’10”	(3.62m)
Bathroom	5’6”	(1.69m) x	7’11”	(2.16m)







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