



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A NEWLY REFURBISHED GROUND FLOOR 2 BEDROOM FLAT
WITH DIRECT ACCESS TO AN ENCLOSED REAR GARDEN
NO FORWARD CHAIN**



Victoria Close, Bovington, Wareham, BH20 6HY

PRICE £175,000

The Property:

This flat is accessed via a secure communal entry door leading through into an entrance vestibule with an integral doormat. The primary front door leads into the living room.

The living room has a upvc double glazed square bay window to the front aspect with a radiator beneath.

A glass panel door leads through into the internal hallway which has wood laminate flooring flowing through into the kitchen. The kitchen has a upvc double glazed door with a matching window to the side out to the rear garden. Set into the work surface is a one & a quarter bowl sink with side drainer & splash back tiling surrounding as well as a four ring ceramic hob with a fitted oven below & a extractor hood with light above. A matching range of cupboards at base & eye level with soft closing drawers & a fridge. There is space & plumbing for a washing machine & a cupboard housing the boiler.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath & a spacious understairs storage cupboard.

Bedroom 2 has a upvc double glazed window to the front aspect with a radiator beneath.

The bathroom has a continuation of the wood laminate flooring, a bath with a shower attachment & a glass shower screen. There is a WC, a wash hand basin set into the vanity unit, a mirror front cabinet, a heated towel rail, floor to ceiling tiling.

Garden:

The rear garden is enclosed by fencing with a gate at the side.

Garage/ Parking:

The property is conveyed with a garage. There is visitors car parking.

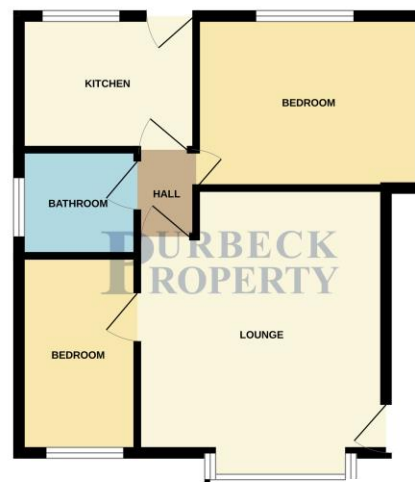
Estate Agents Note:

The vendor has notified Purbeck Property that this apartment has the remainder of a 999 -year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.

Measurements:

Lounge	14'1"	(4.31m)	x	11'5"	(3.49m)
Kitchen	8'11"	(2.73m)	x	7'7"	(2.31m)
Bedroom 1	11'11"	(3.64m)	x	8'10"	(2.70m)
Bedroom 2	10'2"	(3.10m)	x	5'10"	(1.78m)
Bathroom	5'4"	(1.64m)	x	5'4"	(1.64m)

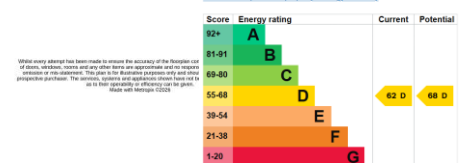
GROUND FLOOR



Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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

