



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.

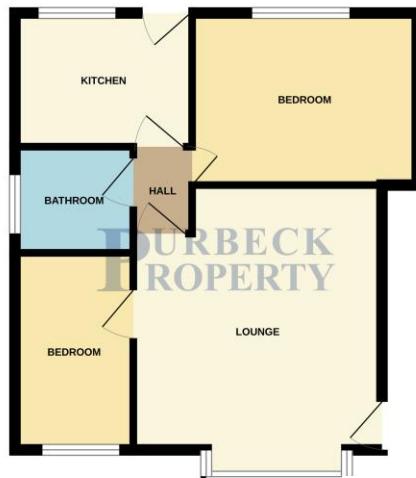
Estate Agents Note:

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.



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.