



Mistover Road, Wareham BH20 4BY

£350,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A well-proportioned two double bedroom semi-detached home, offering excellent scope for improvement and extension (subject to the necessary planning permissions), situated on a generous plot with a good-sized rear garden.

The property is accessed via a side entrance, leading into a welcoming hallway with stairs rising to the first floor and having a useful understairs storage cupboard. A door leads through to the kitchen, which is fitted with a range of base and eye level units, stainless steel sink and drainer as well as space for a cooker, fridge/freezer and washing machine. There is also a useful pantry cupboard housing the gas boiler.

From the kitchen, there is access to the spacious dual aspect living room, a bright, airy and well-proportioned room featuring a fireplace. Also leading from the kitchen is a useful utility room, offering additional storage, power points and access to the front garden.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a shower room. The principal bedroom is a generous double aspect room with a feature fireplace, built-in storage cupboard and space for wardrobes. The second bedroom is overlooks the front garden and also benefits from a built-in storage cupboard. The shower room comprises a low-level WC, wash hand basin, spacious shower enclosure and an airing cupboard.

Externally, the rear garden extends to approximately 80 ft and offers a variety of areas, including ample space for a shed, summer house and two greenhouses. To the side of the property, there is potential to create off road parking or a driveway (subject to any necessary consents).

This property is offered to the market with no forward chain and represents an excellent opportunity for buyers looking to modernise.



KEY FEATURES

- Semi-Detached House
- Two Double Bedrooms
- Excellent Potential to Modernise & Extend (STPP)
- Spacious Dual Aspect Living Room
- Kitchen & Separate Utility Room
- First Floor Shower Room
- Generously Sized Rear Garden
- Gas Central Heating
- Potential to Create Driveway / Off Road Parking (STPP)
- No Forward Chain





ADDITIONAL INFORMATION

Tenure
Freehold

Council Tax
Band C - Dorset Council



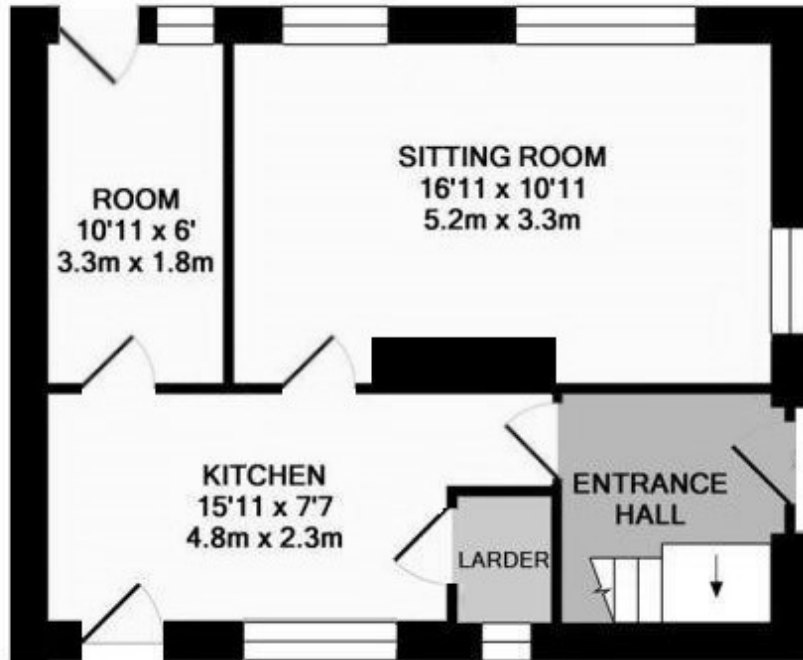




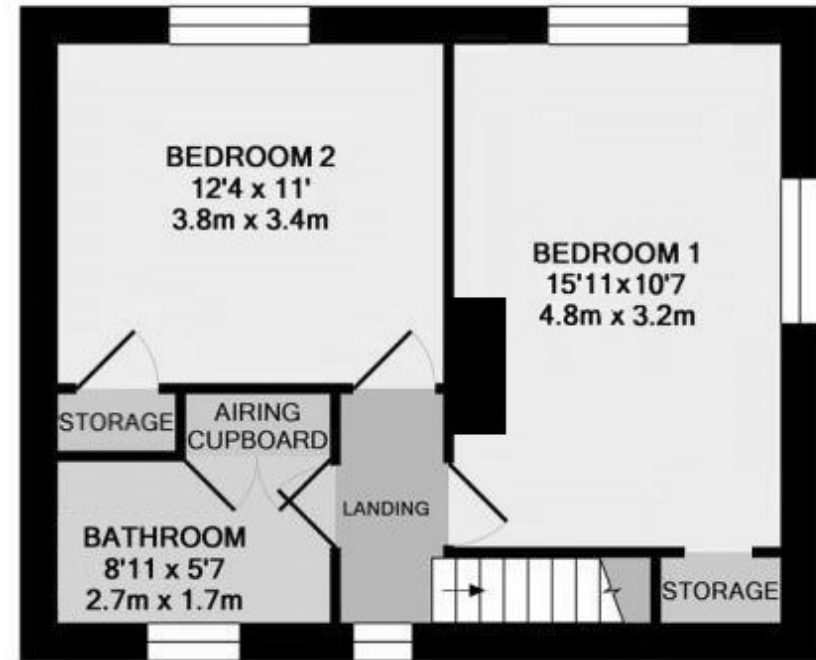




FLOORPLAN



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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