PURBECK PROPERTY

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5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A 3 BEDROOM END OF TERRACE FAMILY HOME SET IN A QUIET CUL DE SAC IN THE POPULAR AREA OF NORTHMOOR PARK BENEFITING FROM A SPACIOUS ENCLOSED GARDEN. INTERNAL VIEWING RECOMMENDED.

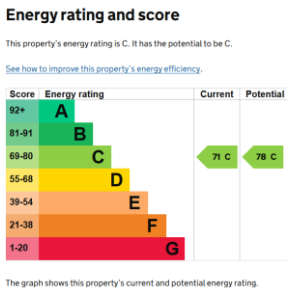
Bourne Drive, Northmoor Park, Wareham BH20 4SE

PRICE £312,500

Total area: approx. 83.3 sq. metres (896.1 sq. feet)

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:
This family home is situated in a quiet cul de sac in Northmoor Park just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 market every Saturday.



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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:

This property is accessed via a upvc double glazed panelled front door, leading into the entrance hallway. There is also a cupboard with understairs storage, stairs up to the first floor accommodation & a downstairs cloakroom.

The cloakroom comprises of a WC, a wash hand basin with storage below & an opaque upvc double glazed window to the front aspect.

The kitchen comprises of cupboards at base & eye level, a sink with side drainer set into the work surface. There is space for a gas hob, space & plumbing for a washing machine & dishwasher, as well as an additional work surface to the side. There is a upvc double glazed door leading into the conservatory with a matching window to the side.

The conservatory is constructed with glass panelled windows with wooden frames, a polycarbonate roof & a door leading out into the rear garden.

The spacious lounge/diner has a upvc double glazed window overlooking the front aspect with a radiator. There is a square arch through into the dining area, where there is another upvc double glazed window overlooking the rear aspect with a radiator.

The stairs lead up to the first floor accommodation, where there is access to the loft via a hatch. There is an airing cupboard with slatted shelving & hanging rails.

The master bedroom is a double sized bedroom with a upvc double glazed window overlooking the rear aspect & a radiator.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath.

Bedroom 3 is a single sized room with a upvc double glazed window overlooking the rear aspect with a radiator beneath.

The modern family bathroom has an opaque upvc double glazed window overlooking the front aspect. The bathroom comprises of an L shaped bath with wall mounted electric & rainfall shower attachments, a WC, a sink set into a vanity unit with storage below. There is also a mirror fronted medicine cabinet, a heated towel rail, laminate flooring, floor to ceiling tiling & an extractor fan.

Garage:

The property is conveyed with a garage which is set in a block with an up and over door.

Garden:

The rear garden has a wraparound patio area abutting the property, with steps leading up to the raised lawn and a path leading to a gate at the rear. The garden is enclosed by fencing and is predominantly laid to lawn, with a hardstanding area and shed. It also wraps around the side of the property, where a gate provides access to the front garden.

The front garden is laid to lawn with a path leading to the front door.

Measurements:

Lounge	11'11" (3.64m) x 13'11" (4.25m)
Dining area	9'4" (2.84m) x 9'3" (2.83m)
Kitchen	8'7" (2.62m) x 9'3" (2.83m)
Conservatory	7'8" (2.33m) x 7'8" (2.35m)
Cloakroom	5'7" (1.70m) x 2'6" (0.76m)
Bedroom 1	13'5" (4.08m) x 9'4" (2.84m)
Bedroom 2	9'11" (3.02m) x 10'10" (3.31m)
Bedroom 3	8'8" (2.64m) x 7'4" (2.55m)
Bathroom	5'6" (1.61m) x 7'11" (2.16m)

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