



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS GRADE II LISTED 3 BEDROOM FAMILY HOME.
SET IN WAREHAM TOWN CENTRE. BENEFITING FROM A
LONG ENCLOSED REAR GARDEN.
NO FOWARD CHAIN.**



Mill Lane, Wareham Town Centre BH20 4QX

PRICE £400,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 1/2020

Location:

The property is located in the centre of Wareham, which is a Saxon walled town with its own train station on the main Weymouth to London Waterloo line. The main focal point of the town is its quay with boat trips to Poole Harbour with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins church and the museum. There is also a popular market every Saturday on Wareham quay.

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The Property:

This spacious home is accessed via a front door leading into the entrance hall, with a further door into the living room, with spacious understairs storage. The feature of the room is an alcove fireplace, ideal for an electric fire with a tiled base & wooden shelf above. There is a window overlooking the front aspect with a radiator & wood laminate flooring flows throughout & continues into the dining room.

Double glass pannelled doors lead through into the dining room, which has a continuation of the wood laminate flooring, a radiator & stairs up to the first floor accommodation. Glass pannelled doors give access to the rear garden.

The kitchen has a continuation of the flooring from the dining room & comprises of a matching range of cupboards at base & eye level, with drawers. A four ring gas hob is set into the work surface, with a fitted oven & grill to the side. A sink with a side drainer is also set into the work surface, with splashback tiling surrounding. There is space & plumbing for an under counter fridge & a washing machine. A window looks out to the side aspect, access to the loft via a hatch & a radiator.

Stairs lead up to the first floor accommodation, where there is a radiator.

Bedroom 3 is a double sized room with a window overlooking the front aspect, with a radiator beneath.

Bedroom 2 is a generous sized double bedroom with a window overlooking the rear aspect, with a radiator beneath.

The family bathroom comprises of a WC, a wash hand basin, a bath with splashback tiling, a shower cubicle with a wall mounted electric shower & splashback tiling. There is also a radiator & an extractor fan.

Stairs lead up to the top floor accommodation which houses a spacious double sized room. The room comprises of a Velux window with a pull down blind, overlooking the rear aspect & a window to the front aspect. This room benefits from integral cupboards/storage space.

Garden:

The enclosed rear garden has a patio area abutting the property with steps up to a triple lawned area with mature trees & scrubs surrounding.

Measurements:

Lounge	16'2" (4.93m) x 9' (2.74m)
Dining Room	12'10" (3.68m) x 9'3" (2.83m)
Kitchen	11'4" (3.47m) x 5'7" (1.73m)
Bedroom 1	12'3" (3.74m) x 11'3" (3.44m)
Bedroom 2	13'2" (4m) x 9'7" (2.95m)
Bedroom 3	12'1" (3.68m) x 10' (3m)
Bathroom	5'9" (1.79m) x 8'1" (2.46m)

