PURBECK PROPERTY

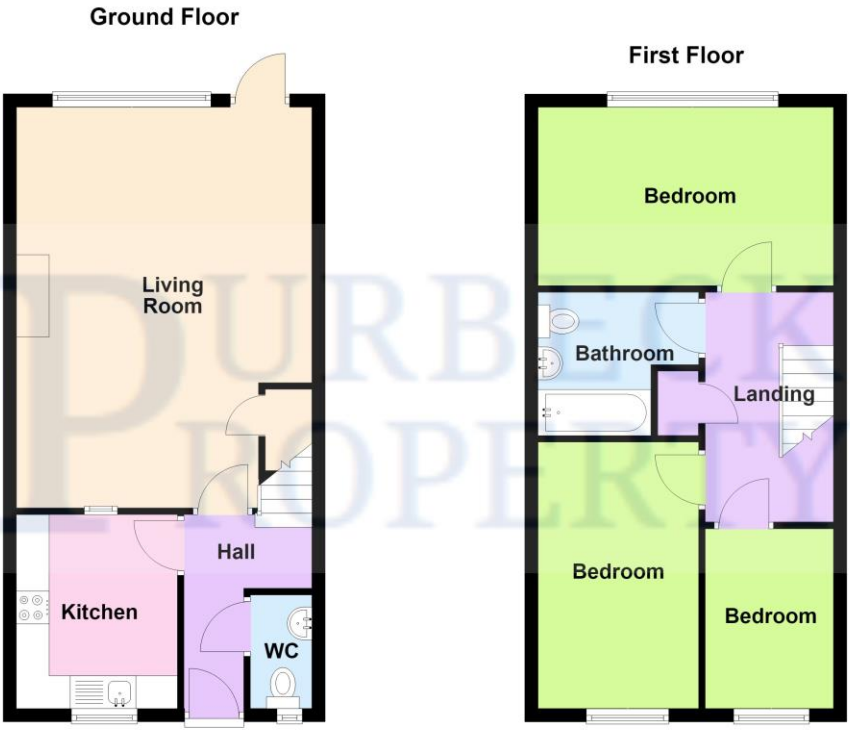
CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A WELL PRESENTED 3 BEDROOM HOME SET IN THE SOUGHT AFTER WOODLANDS DEVELOPMENT IN SANDFORD.
WITHIN WALKING DISTANCE IS A FAVOURED SCHOOL & FOREST WALKS .
INTERNAL VIEWING RECOMMENDED

Sycamore Close, Sandford, Wareham, Dorset BH20 7QP

PRICE £342,500

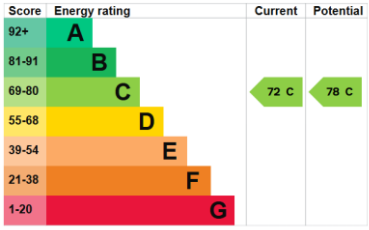


Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any 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.

Energy rating and score

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

See how to improve this property's energy efficiency.



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

Location:
The property is set in the popular area of Sandford with access to open countryside at the rear of the property. It is also in the catchment area of both the Lytchett Manor School and Purbeck School. There is a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. 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 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 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 well-presented home is accessed via an opaque upvc double glazed front door leading through into the entrance hallway where this wood laminate flowing throughout, stairs up to the first-floor accommodation & a radiator.

The spacious living room has upvc double glazed window overlooking the rear garden with a matching door to the side. There is a spacious under stairs storage cupboard, a radiator, & a chimney breast ideal for a standalone fire with alcoves to either side.

The kitchen has a continuation of the flooring from the main hallway. There is a matching range of cupboards at base & eye level with soft closing drawers. There is space for an upright gas cooker, space & plumbing for a washing machine & space for an American style, fridge/ freezer. A sink with side drainer is set into the work surface with splash back tiling surrounding. A upvc double glazed window looks out to the front aspect & there is a glass serving hatch through into the lounge diner.

The downstairs cloakroom has a continuation of the flooring from the hallway. There is wc & a wash hand basin with splash back tiling surrounding. The room also has a radiator & an opaque upvc double glazed window to the front aspect.

Stairs lead up to the first-floor accommodation where there is access to the loft of via a hatch & an airing cupboard has housing the hot water tank with slatted shelving above.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. There is ample of room for wardrobes, dressing table & a chest of drawers.

The second bedroom is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath.

The third bedroom, is a generous size single bedroom with a upvc double glazed window overlooking the front aspect with a radiator beneath. The room is currently being used as a home office.

The modern bathroom comprises of a wc, a wash hand basin & a bath with a shower attachment with splash back tiling & a glass shower screen. The floor is tiled & there is also a mirror fronted cabinet, an extractor fan & a radiator.

Garden:

The enclosed rear garden is predominantly laid to lawn, with a gravelled patio area abutting the property. There are mature beds in borders & a gate at the rear giving access to the garaging.

Garage & Parking:

The property has a car parking space in front of the property on a driveway & a pitched roof garage with an up & over door.

Measurements:

Living Room	19'9" (6.09m) x 14'9" (4.50m)
Kitchen	9'8" (2.96m) x 8' (2.44m)
Cloakroom	5'8" (1.74m) x 3'1" (0.95m)
Bedroom 1	14'8" (4.48m) x 8'11" (2.73m)
Bedroom 2	13'5" (4.09m) x 7'11" (2.42m)
Bedroom 3	8'11" (2.73m) x 6'5" (1.96m)
Garage	18' (5.50m) x 8' (2.44m)

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