



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

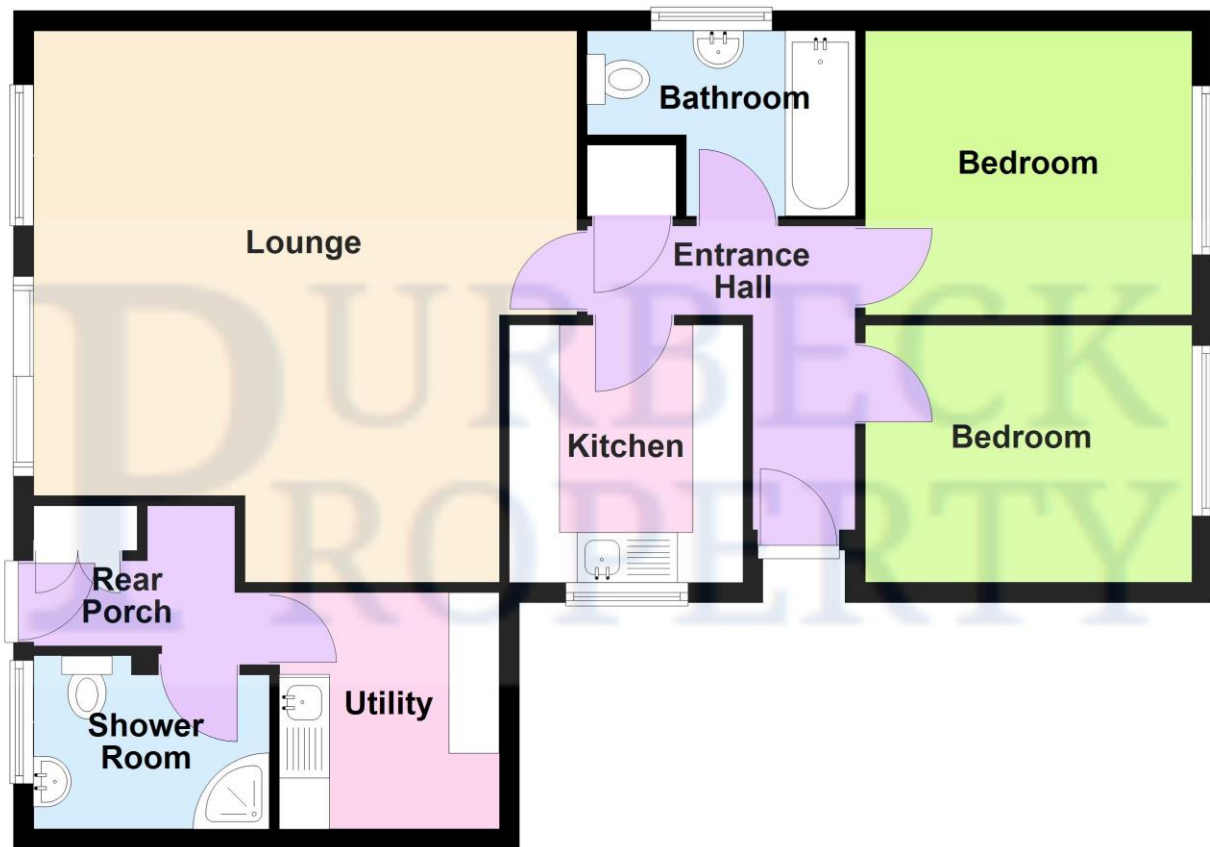
**THIS 2 BEDROOM 2 BATHROOM BUNGALOW
IS IN NEED OF SOME MODERNISATION
SET IN A CUL DE SAC WITH AN EASTERLY FACING GARDEN
NO FORWARD CHAIN**



Causeway Close, Wareham, BH20 4BE

PRICE £350,000

Ground Floor



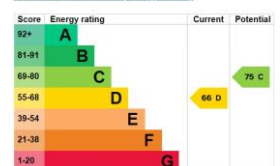
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Plan produced using PlanUp.

Location: The property is set just outside of the Saxon Walled Town of Wareham. 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. The bungalow is within walking distance of the main line train station on the Weymouth to London Waterloo Line. There is also a market every Saturday.

Energy rating and score

This property's energy rating is D. 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.

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PRICE £350,000

The Property:

This home is accessed via an opaque upvc double glazed front door leading into an entrance hallway with an integral doormat, radiator, access to the loft via a hatch, an airing cupboard housing the hot water tank with shelving above.

The spacious living room has upvc double glazed sliding patio doors out to the rear garden, with a matching window to the side and a radiator beneath. There is an additional window, a fireplace with space for an electric fire and a serving hatch through to the kitchen.

Off the lounge is an inner hallway with a radiator, a double glazed door to the rear garden and a double door cupboard housing the boiler with shelving to the side.

The kitchen has a matching range of cupboards at base and eye level with drawers, an integral fridge, a four ring gas hob set into the work surface with an oven below and extractor with light above. There is also a sink with side drainer set into the work surface with splashback tiling surrounding. The work surface incorporates a raised breakfast bar, with tiled flooring throughout and a upvc double glazed window to the side aspect.

Bedroom 1 has a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from fitted wardrobes and an up and over cupboard.

Bedroom 2 is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath, along with double and single wardrobes either side of the bed with up and over cupboards.

The bathroom comprising of a wc, a wash hand basin & bath with wall mounted shower with splash back tiling surrounding. There is tiled flooring throughout with an opaque upvc double glazed window to the side aspect, radiator, double cupboard & an extractor fan.

Converted from the garage is a utility room & a shower room. The utility room has cupboards at base and eye level, a sink with side drainer set into the work surface with splashback tiling, space and plumbing for a washing machine and double dryer, plus additional appliance space if required, along with a heated towel rail. The shower room comprises a WC, wash hand basin and corner shower cubicle with wall mounted shower. There is laminate flooring, splashback tiling, a radiator, extractor fan and an opaque upvc double glazed window to the rear aspect.

Garden:

The front garden has been designed with easy maintenance in mind, being mainly laid with decorative stones and mature shrubs. The enclosed rear garden has a patio area abutting the property, with a path leading round to the side where a gate provides access to the front aspect. There are also raised beds with shrubs, a seating area and a shed.

Garage/ Parking:

The property benefits from a garage with an up and over door, although please note this has been partially sectioned off to create the utility room. There is driveway parking to the front of the property.

Measurements:

Lounge	17'06" (5.3m) x 18'03" (5.5m)
Kitchen	8'04" (2.5m) x 7'08" (2.3m)
Garage	8'02" (2.5m) x 7'03" (2.2m)
Bedroom 1	9'5" (2.9m) x 10'11" (3.3m)
Bedroom 2	8'0" (2.6m) x 10'10" (3.3m)
Bathroom	8'10" (2.7m) x 6'0" (1.8m)
Shower room	5'07" (1.7m) x 7'06" (2.2m)

