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PROPERTY**

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IN WAREHAM

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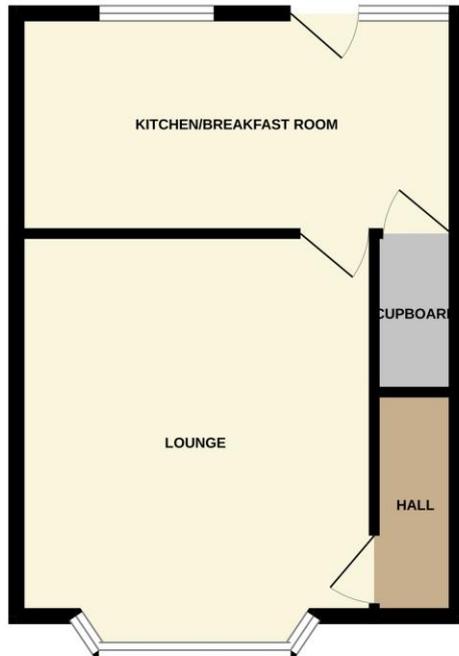
**A 2 BEDROOM HOME SET OVERLOOKING A GREEN WITH  
THE BENEFIT OF A GARAGE & AN ENCLOSED REAR GARDEN  
MAKING AN IDEAL FIRST TIME PURCHASE.  
VENDOR SUITED WITH A COMPLETED CHAIN**



# Arras Road, Bovington, Wareham BH20 6JY

**PRICE £240,000**

GROUND FLOOR



1ST FLOOR



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 Metropix 62025

## Location:

The property is set in Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops.

Wareham 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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## PRICE £240,000

### The Property:

This family home is accessed via an opaque upvc front door leading through into the entrance vestibule where there is a radiator & stairs up to the first-floor accommodation.

The living room is set at the front of the property with a upvc double glazed bay window looking out to the front garden with a radiator beneath with access through into the kitchen/diner which has a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is space for an electric cooker, space & plumbing for a washing machine & space for an upright fridge/freezer. A upvc double glazed window looks out to the rear garden with a matching opaque door to the side. There is also a generous understairs storage cupboard & a radiator.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch.

The master bedroom is set at the front of the property with a upvc double glazed bay window looking over the front garden with a radiator beneath. The room benefits from an over the stair's cupboard with double hanging rails & shelving plus fitted wardrobes with hanging rails & shelving.

The second bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. There is an airing cupboard housing the hot water tank with slatted shelving & a useful alcove also with shelving.

The family bathroom has a suite comprising of a wc, a wash hand basin & a bath with a separate electric wall mounted shower with splashback tiling surrounding. There is an opaque upvc double glazed window to the rear aspect, an extractor fan, a radiator & a shaver point with light.

### Garage & Parking:

The property is conveyed with a garage with an up & over door with parking in front with a residents parking area. There is also parking available on the street.

### Garden:

The enclosed rear garden has a large patio area abutting the property with the remainder laid to lawn with a path leading down to the rear.

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

### Measurements:

Lounge	14'2" (4.33m) max x 12'10" (3.93m)
Kitchen	16' (4.90m) x 8'1" (2.47m)
Bedroom 1	13'7" (4.15m) x 12'10" (3.92m)
Bedroom 2	9'3" (2.83m) x 9'1" (2.79m)
Bathroom	6'6" (1.99m) x 5'6" (1.68m)



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

