



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A RE- FURBISHED GROUND FLOOR FLAT
SET IN A CUL DE SAC & BENEFITING FROM A PRIVATE GARDEN
AS WELL AS A GARAGE
NO FORWARD CHAIN**



Victoria Close, Bovington, BH20 6HY

PRICE £169,000

The Property:

This well presented flat is accessed via a communal entrance door, which leads into the communal hallway. The private front door then opens into the spacious living room.

The living room has a upvc double glazed square bay window to the front aspect with a radiator beneath & a door leading through into the inner hallway.

The modern kitchen comprises of a matching range of cupboards at base and eye level with soft closing drawers. Set into the work surface is a sink with side drainer & splash back surrounding & a four ring ceramic hob with a fitted oven below. There is a upvc double glazed window with matching door out to the rear garden, a cupboard housing the boiler & space and plumbing for a washing machine & an upright fridge freezer.

Bedroom 1 is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a spacious understairs storage cupboard.

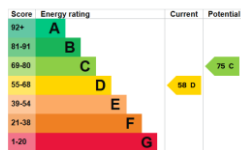
Bedroom 2 is a single room or could be used as a home office & has a upvc double glazed window to the front aspect with a radiator beneath.

The modern bathroom comprises of a WC, a wash hand basin set into a vanity unit with storage below; & a bath with a rainfall shower & a glass shower screen with aqua panelling surrounding. There is also an extractor fan & a heated towel rail.

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.

Garden:

The enclosed rear garden has a patio area abutting the property with stairs upto a gravel & a lawned area with an outside tap & outside electrical point

Garage:

There is a pitched roof garage with up and over door.

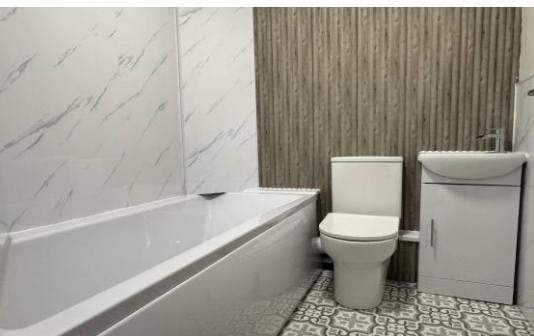
Measurements:

Lounge	14'	(4.27m)	x	11'2"	(3.42m)
Kitchen	9'	(2.74m)	x	6'11"	(2.12m)
Bedroom 1	11'8"	(3.56m)	x	8'10"	(2.69m)
Bedroom 2	10'	(3.05m)	x	5'11"	(1.80m)
Bathroom	5'10"	(1.78m)	x	5'4"	(1.63m)

Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 999- year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.

GROUND FLOOR



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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.