



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED GROUND FLOOR FLAT
SET WITHIN A POPULAR VILLAGE LOCATION
IDEAL FOR FIRST TIME BUYERS
NO FORWARD CHAIN**



Elder Road, Bere Regis BH20 7NB

PRICE £139,950

The Property:

This ground floor flat set in a cul de sac, is accessed via a communal front door. A private door leads into the entrance hallway.

Hallway giving access to the remainder of the accommodation.

The living room has a upvc double glazed window to the front aspect & a radiator, it is open plan with the kitchen in which comprises of a upvc double glazed window to the side aspect, a matching range of cupboards at base & eye level with drawers. There is a freestanding electric cooker with an extractor fan & light above. A one & a quarter bowl sink with side drainer is set into the work surface, with splashback tiling surrounding. There is space for an upright fridge/freezer, with wood laminate flooring flowing throughout.

The bedroom is a double sized bedroom with a upvc double glazed window to the front aspect, a radiator & space for storage and cupboards.

The bathroom comprises a WC, a hand wash basin & a bath with a wall mounted electric shower, floor to ceiling tiling & a wall mounted mirror with integrated lighting. The bathroom also has an airing cupboard housing the hot water tank.

Garden:

The property is set in well-kept communal grounds.

Garage & Parking:

The property benefits from allocated parking.

Measurements:

Kitchen/Lounge	15'9" (4.79m) x 11'11" (3.63m)
Bedroom 1	10'4" (3.16m) x 8'1" (2.47m)
Bathroom	6'10" (2.09m) x 5'6" (1.69m)

Location:

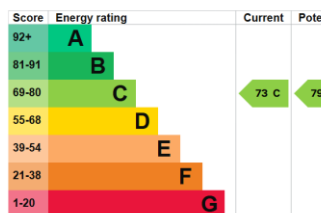
The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles northwest of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

GROUND FLOOR

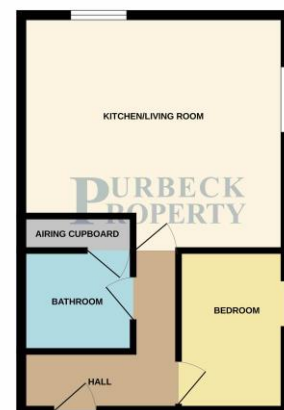
Energy rating and score

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.



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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.