PURBECK PROPERTY

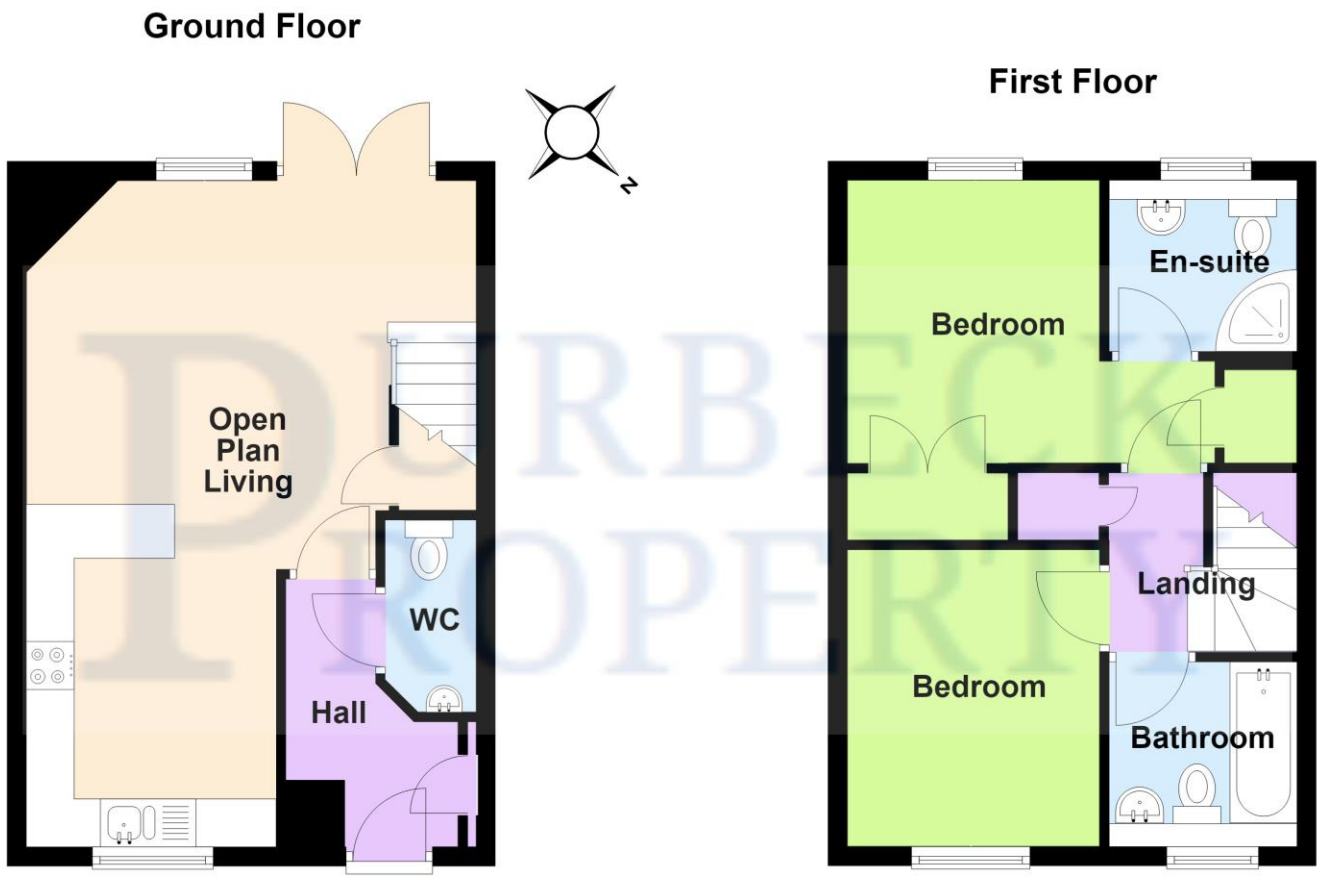
CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A VERY WELL PRESENTED 2 DOUBLE BEDROOM, 2 BATHROOM HOME SET IN A SELECT DEVELOPMENT IN THE HEART OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN.

Saxon Mews, Trinity Lane BH20 4FB

PRICE £325,000



Total area: approx. 65.3 sq. metres (703.2 sq. feet)

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.

Location:

This property is set in the heart 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. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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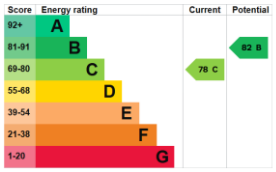
IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers 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.

Energy rating and score

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

See how to improve this property's energy efficiency.



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

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The Property:

The well prestend & modern home is accessed via an opaque double glazed front door leading through into the entrance hallway with tiled flooring, a radiator & an integral doormat. There is also a cupboard housing the fuse box.

The living room comprises of upvc double glazed patio doors leading out to the rear garden, with a matching window to the side with a radiator beneath & karndean flooring flowing throughout.

The understairs storage has space & plumbing for a washing machine with tiled flooring.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers, spice racks & tiled flooring flowing throughout. Integral appliances including a dishwasher, fridge & a freezer. A four ring gas hob is set into the work surface with an oven below, an extractor fan above & stainless steel splashback. A sink with a side drainer is set into the work surface, with splashbacks surrounding & a upvc double glazed window out to the front aspect.

The downstairs cloakroom has a continuation of the tiled flooring & comprises of a WC, a wash hand basin with splashback tiling, a radiator & an extractor fan.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch & a cupboard housing the boiler with slatted shelving below.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a double door integral wardrobe with hanging rails & additional over stairs storage.

The modern en suite comprises of a WC, a wash hand basin & a corner shower cubicle with rainfall & handheld shower with splashback tiling surrounding. There is tiled flooring, a heated towel rail, shaver & light point, extractor fan & an opaque double glazed window to the rear aspect.

Bedroom two is a double sized room comprising of a double glazed window out to the front aspect with a radiator below.

The family bathroom comprises of a WC, a wash hand basin, a bath with rainfall & handheld shower attachment with splash back tiling surrounding. There is also an extractor fan, heated towel rail, shaver & light point, tiled flooring & an opaque double glazed window to the front aspect.

Parking:

The property is conveyed with an allocated car parking space.

Garden:

The property has the benefit of a rear walled courtyard garden with patio slabs & a gravel area with a gate to the rear giving access to the allocated parking.

Measurements:

Lounge	15'5" (4.74m) x 15'1" (4.60m)
Kitchen	11'2" (3.40m) x 8' (2.45m)
Cloakroom	6'4" (1.95m) x 3' (0.93m)
Bedroom 1	9'9" (2.97m) x 8'9" (2.68m)
En Suite	6'3" (1.92m) x 6'3" (1.93m)
Bedroom 2	9'10" (3m) x 8'2" (2.50m)
Bathroom	6'10" (2.09m) x 5'11" (1.82m)

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