

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM HOME CONVENIENTLY SITUATED JUST OUTSIDE OF WAREHAM TOWN CENTRE & THE TRAIN STATION,
MAKING AN IDEAL FIRST FAMILY HOME.
NO FORWARD CHAIN**





Northport Drive Northport BH20 4DP

PRICE £250,000



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.
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Location:

This home is situated just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. Wareham itself 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum.

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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.

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The Property:

This home is accessed via an opaque upvc double glazed front door, with a matching window to the side, opening into the entrance hallway. Strip wood flooring flows throughout, with stairs up to the first floor accommodation, useful under stair storage, a radiator & a storage cupboard with fitted shelving.

The living room benefits from upvc double glazed patio doors opening out to the rear garden with a matching side window. Additional features include a radiator & an open fireplace with surrounding tiling with a wooden shelf above.

The modern fitted kitchen comprises of a matching range of cupboards at base and eye level, with soft closing drawers. A 4 ring induction hob is set into the work surface, with a fitted oven & grill to the side, and a pull-out extractor light above. A sink with side drainer is set into the work surface, with splash back tiling surrounding. There is space & plumbing for a washing machine & space for an upright fridge/freezer. Upvc double glazed window to the front aspect, wood laminate flooring flowing throughout.

The downstairs cloakroom comprises of a WC, a wash hand basin, a double glazed window to the side aspect, an alcove for shelving & a wall mounted boiler.

Stairs give access to the first floor accommodation, where there is access to the loft via a hatch.

Bedroom 1 has a upvc double glazed window overlooking the rear garden, with a radiator beneath. The room benefits from an alcove with shelving & hanging rails.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the rear garden, & a radiator.

Bedroom 3 is a single sized room with a upvc double glazed window overlooking the rear garden, with a radiator beneath.

The bathroom comprises of a WC, a wash hand basin, a bath with an electric shower & splash back tiling surrounding. Wood laminate flooring, an opaque upvc double glazed window to the front aspect, a mirror fronted cabinet & a radiator.

Garage & Parking:

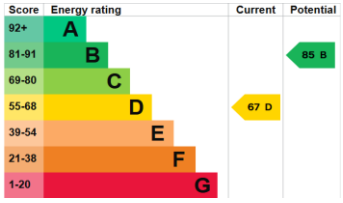
The property is conveyed with a garage in a block, with an up & over door.

Garden:

The front garden is laid to mature shrubs, with sleepers & gravel leading to the front door. The enclosed rear garden is laid to lawn, with a number of mature shrubs, plants & hedge, with a gate giving access to the rear.

Measurements:

Lounge	15'11" (4.86m) x 9'11" (3.02m)
Kitchen	12'4" (3.75m) x 9'7" (2.93m)
Cloakroom	5'11" (1.81m) x 3'4" (1.02m)
Bedroom 1	11'1" (3.38m) x 8'11" (2.72m)
Bedroom 2	10'2" (3.10m) x 8'10" (2.69m)
Bedroom 3	8'8" (2.04m) x 7'10" (2.41m)
Bathroom	6'8" (2.03m) x 5'4" (1.85m)









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