



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

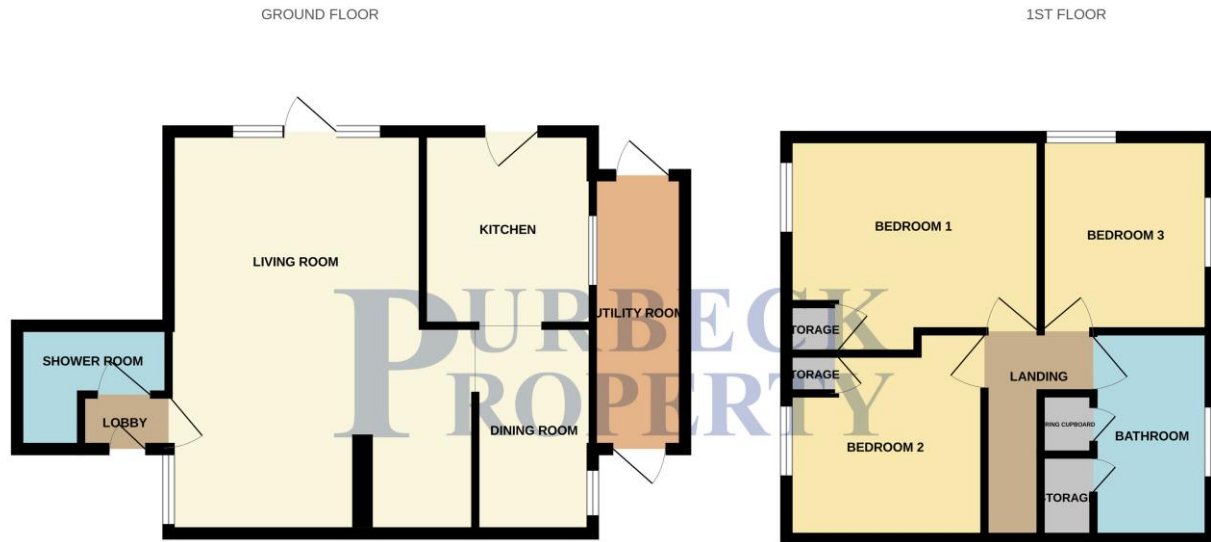
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM MEWS STYLE HOME REQUIRING SOME UPDATING
SET IN THE HEART OF WAREHAM TOWN CENTRE
IN A PRIVATE DEVELOPMENT.
NO FORWARD CENTRE**



Knightstone Close, Wareham, Dorset BH20 4JB

Offers In The Region Of £300,000



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:

The property is located in the centre of Wareham, which 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 popular market every Saturday on Wareham quay.

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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

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The Property:

Set at the rear of the development this property is accessed via an opaque upvc double glazed front door through into an entrance vestibule with a further door leading through into the spacious living room.

The room has a upvc double glazed door with matching windows to the side out to the rear garden & a matching window overlooking the front aspect.

The room has a fireplace with an electric flame effect fire & a separate electric wall mounted heater. Stairs lead up to the first-floor accommodation & there is a under stairs storage cupboard.

The kitchen has a matching range of cupboards at base & eye level with drawers. A ceramic hob is set into the work surface with a fitted oven to the side. There is space for under counter appliances. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is a upvc double glazed door with a matching window to the side out to the rear garden.

Off the kitchen is a breakfast/dining room which could be used as a home office if desired. There is a upvc double glazed window to the side aspect & an electric heater.

The downstairs accommodation benefits from a shower room which has a wash hand basin, a wc & a double shower cubicle with a wall mounted shower with splash back tiling surrounding. There is an electric storage heater & a upvc double glazed window to the rear aspect.

Stairs lead up to the first-floor accommodation where there is an electric heater.

Bedroom 1 has a upvc double glazed window to the front aspect, an electric heater, a fitted cupboard with hanging rail & a storage space, plus a range of fitted furniture.

Bedroom 2 has a upvc double glazed window overlooking the front aspect with an electric heater below & integral storage cupboard.

Bedroom 3 has a dual aspect with upvc double glazed windows to rear & to the side. There is also a wall mounted electric heater.

The bathroom comprises of a wc, a wash hand basin & a corner bath with a shower attachment. There is floor to ceiling tiling, a heated towel rail, an opaque upvc double glazed window to the side aspect, an airing cupboard housing the hot water tank & a cupboard to the side with scattered shelving.

Garden:

The enclosed rear garden is laid to crazy paving enclosed by fencing offering a high degree of privacy with a gate giving access to the front. To the side of the property is a lean to which has been used as a utility room with a door to the rear, there are cupboards & shelving.

Garage, Parking & Communal Areas:

The front garden is communal is looked after by the residents. The property is conveyed with a garage plus there is visitor's car parking. For further information on communal charges please call Purbeck Property.

Measurements:

Lounge	19'3" (5.88m) x 12' (3.68m) max
Dining Room	9'9" (2.98m) x 5'10" (1.77m)
Kitchen	9' (2.76m) x 8' (2.44m)
Utility Lean To	12'10" (3.91m) x 4'4" (1.32m)
Shower Room	7'1" (2.18m) x 6' (1.85m)
Bedroom 1	12' (3.68m) x 9'8" (2.96m)
Bedroom 2	10'2" (3.11m) x 8'11" (2.73m)
Bedroom 3	9' (2.76m) x 8'6" (2.89m)
Bathroom	9'2" (2.81m) x 5'9" (1.75m)



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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.