



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IDEAL 3 BEDROOM STARTER HOME SET IN THIS POPULAR LOCATION
JUST OUTSIDE OF TOWN & WITHIN WALKING DISTANCE
OF THE TRAIN STATION.
NO FORWARD CHAIN**



Northport Drive, Northport, Wareham BH20 4DP

PRICE £265,000



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for 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.
Made with Hoxpox 5/2020

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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The Property:

This ideal starter home is accessed via an opaque upvc double glazed front door with matching window to the side leading through into the spacious entrance hallway, where there's an integral door mat, stairs to the first-floor accommodation with space under the stairs for storage & an integral storage cupboard with slatted shelving.

Wood effect flooring flows through into the modern fitted kitchen which has a matching range of cupboards at base and eye level with soft closing pan drawers, pull out larder rack. A four ring gas hob set into the work surface with fitted oven below with a chimney style extractor and light above. A sink with side drainers is set into the work surface with splashback surrounding, a upvc double glazed window looking out to the front aspect. There is space and plumbing for a washing machine and space for an upright fridge/freezer.

The living room has a upvc double glazed sliding patio door out to the rear garden with a matching window to the side & a radiator. A feature of the room is a brick fireplace with fitted shelving to either side.

The downstairs cloakroom has a WC, & a wash hand basin with splashback tiling, an opaque upvc double glazed window & a wall mounted boiler.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch.

The principal bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The second bedroom is a double sized room with a upvc double glazed window overlooking the front garden with a radiator beneath, with the room having a range of integral cupboards with hanging rails and storage space.

The third bedroom is a single sized room with a upvc double glazed window overlooking the rear garden, the room also has a radiator and fitted shelving.

The modern bathroom comprises of a WC, a wash hand basin & a bath with a wall mounted electric shower. There is floor to ceiling tiling, a heated towel rail, an opaque upvc double glazed window to the front aspect & an extractor fan.

Garage & Parking:

The property has a drop kerb with off road parking on a gravel driveway and also benefits from a garage in a block with an up and over door.

Garden:

The front garden has a driveway, a lawned area and mature shrubs. The rear garden is laid out with easy maintenance in mind having a decked area butting the property, pitch roof shed, patio slabs and a gravel area.

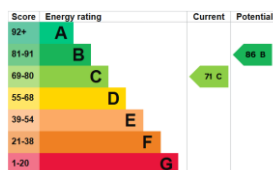
Measurements:

Lounge	15'11" (4.85m) x 9'11" (3.02m)
Kitchen	12'4" (3.76m) x 9'7" (2.93m)
Cloakroom	5'11" (1.80m) x 3'4" (1.02m)
Bedroom 1	11'2" (3.40m) x 8'11" (2.72m)
Bedroom 2	10'2" (3.10m) not incl wardrobes x 8'11" (2.71m)
Bedroom 3	7'10" (2.40m) x 6'8" (2.14m)
Bathroom	6'7" (2.02m) x 5'5" (1.66m)

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.

