



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

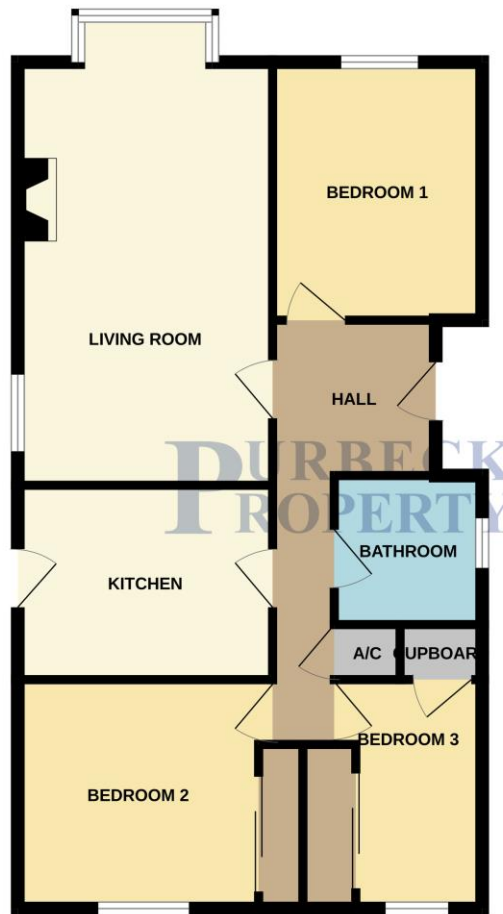
**A 3-BEDROOM BUNGALOW REQUIRING SOME UPDATING
SET IN THE SOUGHT-AFTER FOREST EDGE DEVELOPMENT
JUST OUTSIDE OF WAREHAM.
NO FORWARD CHAIN**



Shaw Drive, Sandford, Wareham, Dorset BH20 7BT

GUIDE PRICE £300,000

GROUND FLOOR



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 family home is set just outside of Wareham town centre within a SSSI protection area. The train station & a supermarket is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. 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. There is also a popular market every Saturday on the Quay.

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The Property:

This bungalow requiring some tender loving care is accessed via a double-glazed front door with matching glass to the side leading through into the entrance hallway where there is a radiator, access to the loft via a hatch & an airing cupboard housing the hot water tank with slatted shelving above.

The spacious living room enjoys a double aspect with a upvc double glazed square bay window to the front aspect with a radiator beneath & a matching window to the side also with a radiator beneath. There is a serving hatch to the kitchen & a fireplace with room for a gas fire.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A 4-ring ceramic hob is set into the work surface with an extractor & light above & a fitted oven to the side. A one & a quarter bowl sink with side a drainer is set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine & space for an upright fridge/freezer. A upvc double glazed door with a matching window to the side gives access to the side aspect.

Bedroom one has a upvc double glazed window overlooking the front garden with a radiator beneath. The room benefits from a sliding double door wardrobe with hanging rails & shelving.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a sliding door wardrobe.

The third bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. The room has a double sliding door wardrobe with hanging rail, shelving & drawers plus an integral cupboard with shelving.

The bathroom comprises of a wc, a wash hand basin & a bath with shower attachment with splashback tiling surrounding. There is an opaque upvc double glazed window to the side aspect.

Garage & Parking:

The garage has an up & over door, power & light with a door at the rear giving access to the garden. In front of the garage is a driveway for off road parking.

Garden:

The front garden is laid to lawn & has a number of shrubs. The enclosed rear garden has a patio & path leading round the property. It is laid to lawn with a number of mature shrubs & trees.

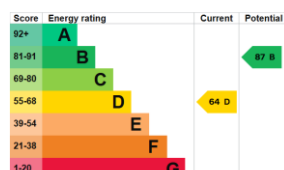
Measurements:

Living Room	20'1" (6.14m) x 10'11" (3.33m)
Kitchen	10'11" (3.33m) x 8'4" (2.54m)
Bedroom 1	12'6" (3.81m) x 8'9" (2.68m)
Bedroom 2	10'11" (3.33m) x 9'9" (2.99m)
Bedroom 3	9'9" (2.98m) x 7'3" (2.22m)
Bathroom	6'2" (1.89m) x 5'8" (1.72m)

Energy rating and score

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

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



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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.