

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS BUNGALOW REQURING UPDATING SET IN A PRIVATE DEVELOPMENT OF JUST 4 PROPERTIES IN THE HEART OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN.**

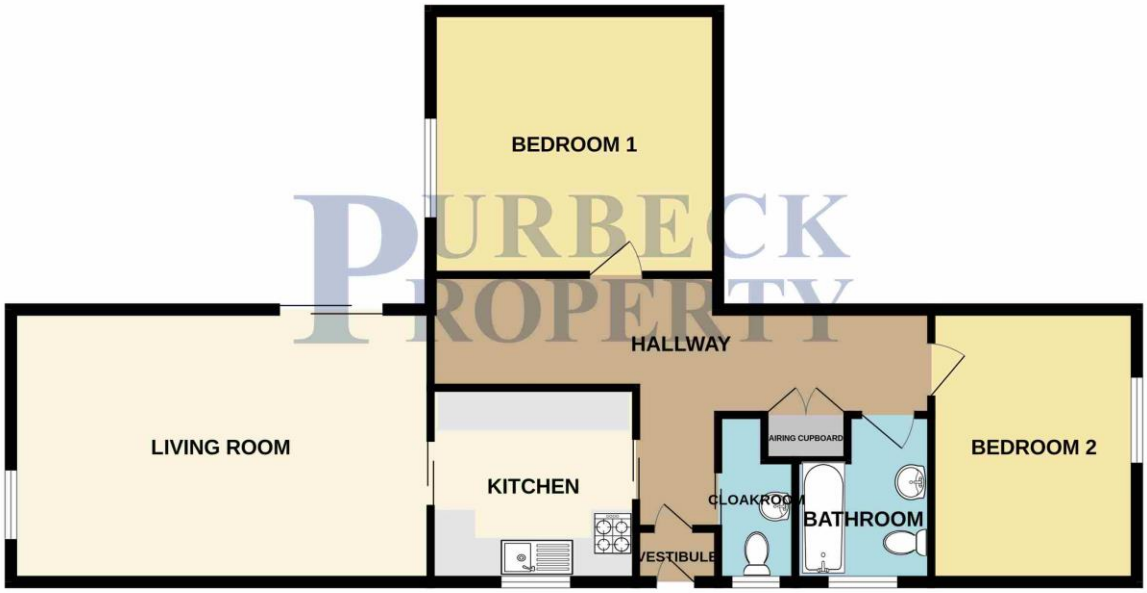


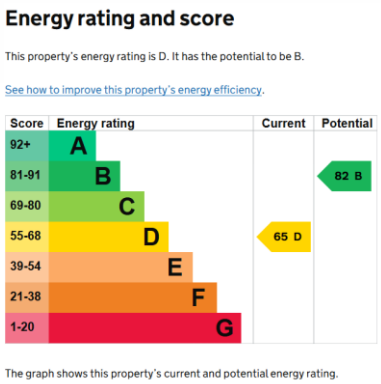


The Croft, East Street, Wareham, Dorset BH20 4NW

PRICE £350,000

GROUND FLOOR





Location:

The property is located in the centre of Wareham, which is a Saxon walled town with its own train station 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.

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Dorset, BH20 4LR
sales@purbeckproperty.co.uk

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www.purbeckproperty.co.uk

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 tucked away bungalow is accessed via an opaque upvc double glazed front door through into an entrance vestibule with a further opaque door leading through into the spacious hallway. There are two large, fitted cupboards, an airing cupboard housing the water tank with slatted shelving & access to the loft via a hatch.

The spacious living room has upvc double glazed sliding patio doors out to the rear garden, 3 radiators &a UPVC double glazed window looking towards the driveway.

The kitchen has a matching range of cupboards at base & eye level with drawers & display shelving. A 4-ring gas hob is set into the work surface with an extractor & light above. Further integral appliances include a fitted oven & grill, a fridge & a freezer. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. There is a upvc double glazed window to the front aspect & a radiator.

The master bedroom has a upvc double glazed window overlooking the garden with a radiator beneath. The spacious room has a range of built in cupboards & wall mounted lights.

The second bedroom is a double sized room with a upvc double glazed window to the side aspect with a radiator beneath.

The bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below & drawers to the side. The bath has a wall mounted shower, with a glass shower screen & grab handles. The room has floor to ceiling tiling, a heated towel rail, a mirror with a light & double-glazed window to the front aspect.

The bungalow benefits from a separate cloak room which has a wc & a wash and basin set into a unit with storage below & shelving to the side with splashback tiling.
There is an opaque upvc double glazed window to the front aspect, space & plumbing for a washing machine & a wall mounted boiler above.

Garden

The garden has a patio area abutting the property which wraps around to the side offering a high degree of privacy within the town centre property.
The rear of the garden is laid to lawn with a number of mature shrubs surrounding & enclosed by fencing with a brick wall in between creating two individual gardens. There is gate to the front aspect & a door giving access to the first garage.

Garages:

The bungalow benefits from 2 garages both with up & over doors, with access between the two. The right-hand side garage has power, light & a door giving access to the garden.

Measurements:

Lounge	20' (6.14m) x 12'11" (3.95m)
Kitchen	9'10" (3m) x 9'3" (2.84m)
Bedroom 1	13'11" (4.24m) x 12'7" (3.84m)
Bedroom 2	12'11" (3.95m) x 9'10" (3.01m)
Bathroom	7'11" (2.43m) x 6'6" (2m)
Cloakroom	5'10" (1.78m) x 3'8" (1.13m)
Garage 1	16'3" (4.96m) x 7'10" (2.39m)
Garage 2	16'3" (4.96m) x 7'11" (2.43m)







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