



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

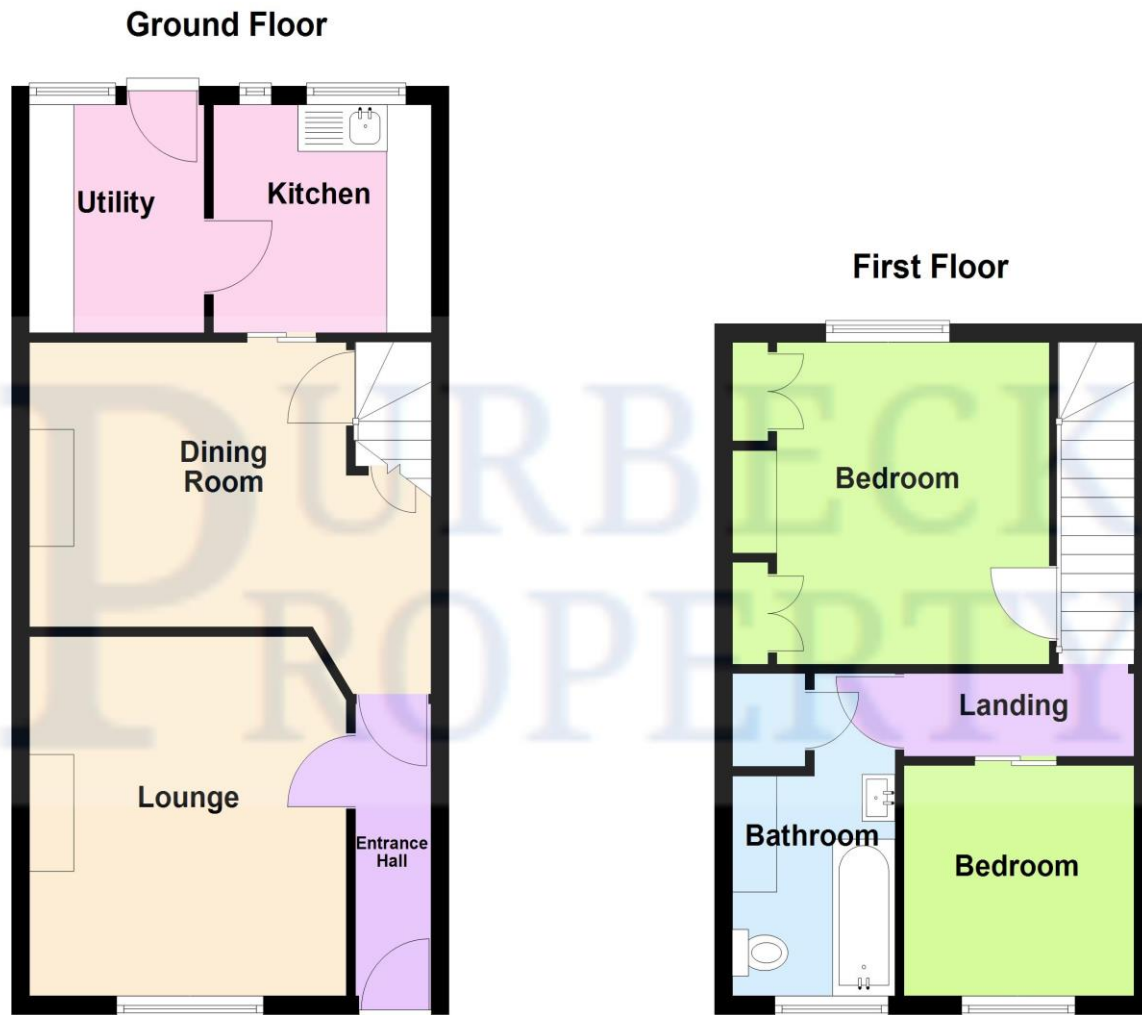
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A WELL PRESENTED 2 DOUBLE BEDROOM HOME  
SET IN WAREHAM TOWN CENTRE. BENEFITING FROM A  
LONG ENCLOSED REAR GARDEN.  
INTERNAL VIEWING RECOMMENDED  
VENDOR SUITED WITH A COMPLETE CHAIN**



# Mill Lane, Wareham, Dorset, BH20 4QY

**PRICE £325,000**



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## 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.

# Mill Lane, Wareham, Dorset, BH20 4QY

## PRICE £325,000

### The Property:

This characterful property has an opaque double glazed front door leading through into the entrance hallway where the lounge is set at the front of the property.

The lounge has a upvc double glazed window to the front aspect with a radiator beneath. The feature of the room is a chimney breast with an inset fire & alcoves with fitted shelving & display cabinets to either side.

The dining room has a radiator, chimney breast with alcoves to either side. Stairs lead up to the first floor accommodation with an under the stairs storage cupboard & a window out to the utility room.

The kitchen has tiled flooring flowing throughout & a matching range of cupboards at base & eye level with space for a number of appliances including an electric cooker, space & plumbing for a washing machine & an under the counter fridge & freezer. A sink with side drainer is set into the work surface with splash back tiling surrounding & a upvc double glazed window overlooking the rear garden.

The utility room has a continuation of the tiled flooring & a upvc double glazed window with a matching door to the side which leads to the rear garden. Comprising of a matching range of cupboards at base & eye level with additional display shelving, work surfaces, space for under the counter appliances & a poly carbonate roof.

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



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

The master bedroom has a upvc double glazed window overlooking the rear garden with integral wardrobes with hanging rails & storage space either side of the chimney breast & a radiator.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the front aspect with up & over wardrobes, a radiator & storage space.

The bathroom has an opaque upvc double glazed window to the front aspect & comprises of a WC, a wash hand basin set into the vanity unit, a bath with a wall mounted shower attachment with splash back tiling surrounding. There is also a heated towel rail, a boiler housed in a cupboard & an airing cupboard with a hot water tank & slatted shelving above.

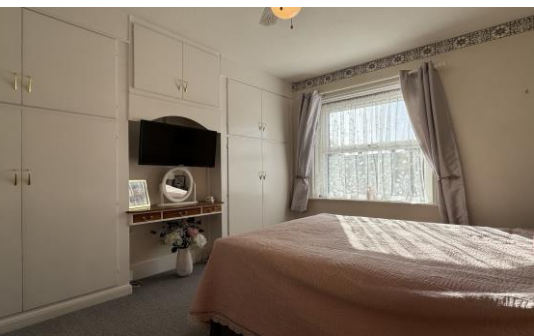
### Garden:

The property benefits from a long rear garden with raised beds & path leading up to the rear. The garden is laid to lawn with the middle section laid to a vegetable patch.

At the rear there is both a wooden shed, a brick built shed & a pitched roof gardens toilet houses a wc & tiled flooring.

### Measurements:

|              |        |         |   |       |         |
|--------------|--------|---------|---|-------|---------|
| Lounge       | 11'7"  | (3.53m) | x | 11'1" | (3.38m) |
| Dining room  | 14'10" | (4.53m) | x | 11'   | (3.35m) |
| Kitchen      | 7'11"  | (2.41m) | x | 7'11" | (2.42m) |
| Utility room | 7'8"   | (2.35m) | x | 6'    | (1.83m) |
| Bedroom 1    | 10'11" | (3.35m) | x | 10'6" | (3.22m) |
| Bedroom 2    | 8'6"   | (2.60m) | x | 7'9"  | (2.36m) |
| Bathroom     | 11'1"  | (3.39m) | x | 4'10" | (1.49m) |



5 South Street,  
Wareham,  
Dorset, BH20 4LR  
sales@purbeckproperty.co.uk

Tel 01929 556660  
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.