



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

AN IMMACULATE TOWN CENTRE HOME OFFERING MODERN  
CONTEMPORARY LIVING CLOSE TO ALL THE AMENITIES THE TOWN CENTRE  
HAS TO OFFER.  
VIEWING HIGHLY RECOMMENDED



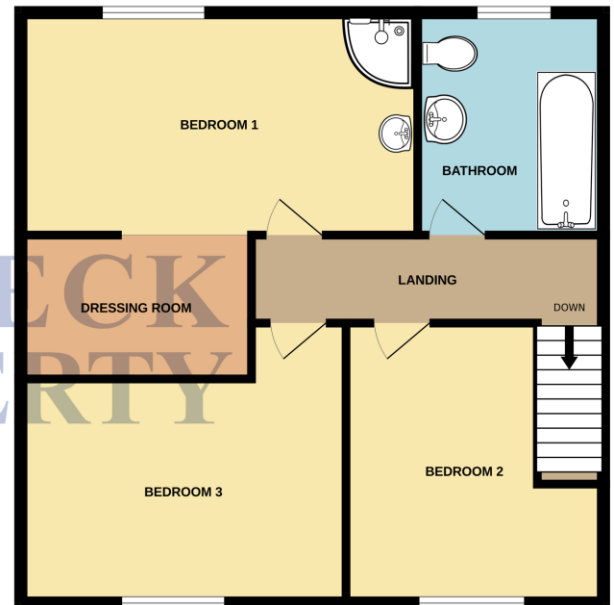
# North Street, Wareham, Dorset BH20 4AD

## PRICE £485,000

GROUND FLOOR



1ST FLOOR



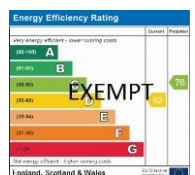
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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:

The property is set in the heart of the Saxon Walled Town of Wareham within a short walk are local cafes, shops bars & the independent cinema. The main focal point of the town also within walking distance is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, sports centre, popular schools, St Martins Church and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

### Measurements:

|           |  |
|-----------|--|
| Lounge    | 13'9" (4.20m) x 13'7" (4.15m)          |
| Kitchen   | 21' (6.42m) x 8'5" (2.58m)             |
| Bedroom 1 | 14'7" (4.46m) max x 14'4" (4.37m) max  |
| Bedroom 2 | 11' (3.36m) x 9'11" (3.03) into alcove |
| Bedroom 3 | 11' (3.36m) max x 9'10" (3.00m) max    |
| Bathroom  | 7'3" (2.23m) x 6'5" (1.95m)            |



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### The Property:

This immaculate home is accessed from the main high street into a hallway where there is Karndean flooring, a radiator, stairs to the first-floor accommodation & a useful understairs storage cupboard with shelving, hanging rails & an automatic light.

The living room has a continuation of the Karndean flooring. The 'light & airy' room has a bay window with window seat with a sash window to the side looking out to the front aspect. A feature of the room is a shelved fireplace with alcoves to either side & a radiator.

The modern kitchen/diner stretches across the width of the property & has a matching range of cupboards at base and eye level with drawers & display shelving. A one & a quarter bowl sink with a side drainer is set into the work surface with splashback tiling surrounding. A five-ring gas hob is set into the work surface with a stainless-steel splashback, chimney style extractor above & an oven below. There is space & plumbing for a dishwasher & for an upright fridge/freezer. The floor is tiled which flows through to the dining area, where there is space for dining table & chairs, a radiator & patio doors with matching window to the side out to the rear garden.

Stairs lead up to the first-floor accommodation where there is a radiator, a useful storage cupboard & access to the loft.

The spacious master bedroom has a double-glazed window overlooking the rear garden with a radiator beneath. There is a double shower cubicle with splashback tiling & a basin set into a work surface with drawers below & storage cupboards above with

splashback tiling & a mirror with light. Off the bedroom is a dressing room with hanging rails & storage space.

The second bedroom is a double sized room with a sash window to the front aspect. There is a radiator & an alcove with a hanging rail. An internal window looks out to the landing.

The third bedroom is a generous sized single room with a sash window to the front aspect, a radiator & an alcove with a hanging rail.

The modern family bathroom comprises of a wc with a hidden cistern, a wash hand basin with splashback tiling with a mirrored cabinet above & a double ended bath with spa jets, overhead shower & splashback tiling surrounding. The floor is tiled & there is an opaque double-glazed window to the rear aspect, an extractor fan & inset spotlights.

### Garden:

The private rear garden is enclosed with a gate at the rear. There is a patio area abutting the property with the remainder laid to lawn. There is an outside tap, lighting & a summerhouse. At the rear of the property is an external utility room which has space & plumbing for washing machine & houses the boiler.

### Agents Note:

Please note that the loft has been converted into a spacious attic space accessed by a remote-control ladder. The room has electric, insulation & carpet, it runs the width of the property & has a window.

