



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

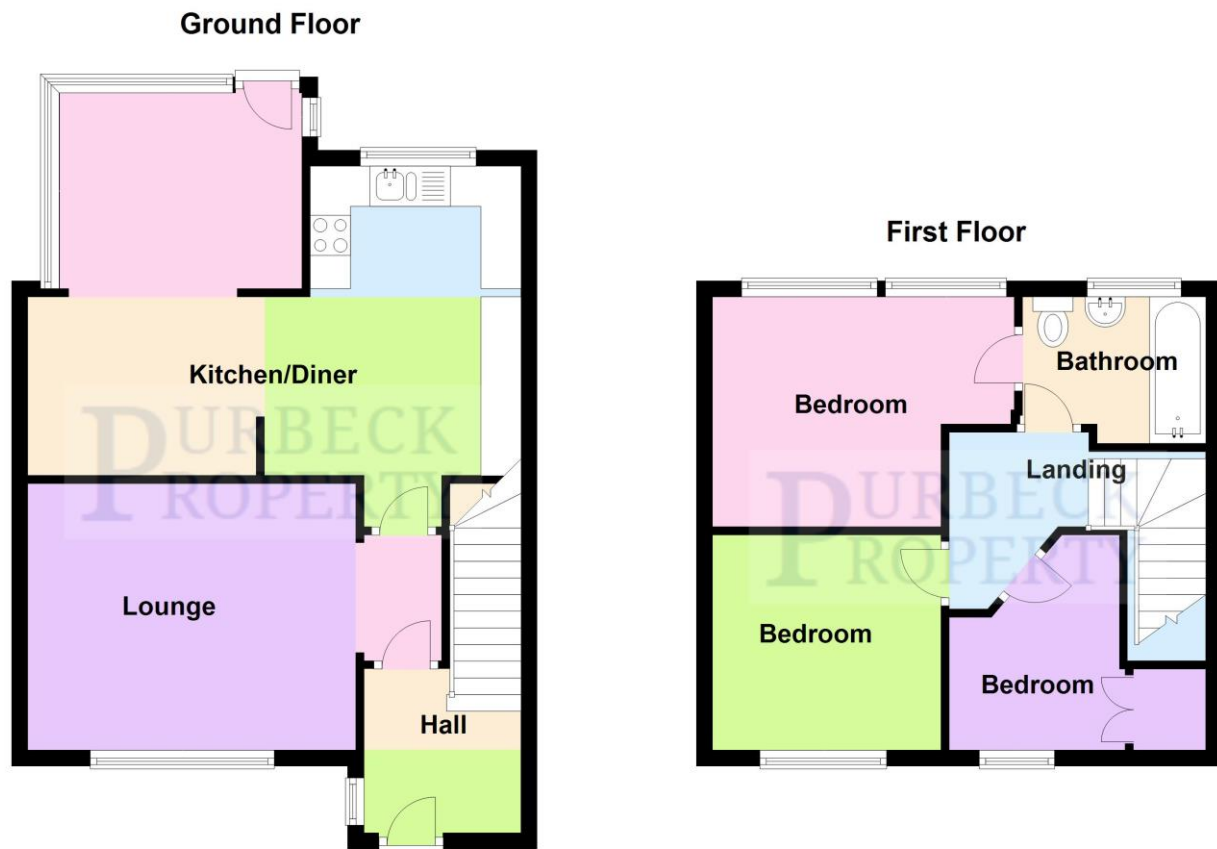
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM HOME SET IN THIS POPULAR RESIDENTIAL CUL DE SAC
WITHIN WALKING DISTANCE
OF THE TRAIN STATION.
IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.**



Drax Avenue, Northport, Wareham, Dorset BH20 4DJ

PRICE £307,000



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Plan produced using PlanUp.

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:

Set in this cul de sac back from the road this home is accessed via a upvc double glazed front door leading through into entrance hallway with stairs to first floor accommodation. There is an opaque upvc double glazed window with radiator beneath & a glass panelled door leading through into the living room.

The living room has a large upvc double glazed window to front aspect, a radiator, understairs storage space & a further glass panelled door leading through into kitchen/diner.

The kitchen/diner is a spacious room which has a matching range of cupboards at base and eye level with drawers. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. There is space for an upright electric cooker, for an upright fridge/freezer & space and plumbing for both dishwasher and washing machine. A upvc double glazed window looks out to the rear aspect. The dining area has a radiator and a square arch through into the sun room which has a upvc double glazed door and matching windows to the side out to the rear garden

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

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath and a useful alcove ideal for a wardrobe.

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

The third bedroom has a upvc double glazed window to the front aspect & a radiator. The room benefits from a useful, spacious over the stair's storage cupboard with slatted shelving.

The bathroom comprises of a matching suite with a wc, wash hand basin & a bath with a separate wall mounted electric shower. The room has floor to ceiling tiling & tiled flooring, there is an also an opaque upvc double glazed window to the rear aspect, a mirror fronted medicine cabinet & a heated towel rail.

Garden:

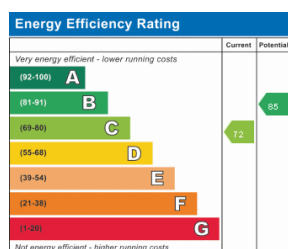
The garden is laid for easy maintenance in mind with patio slabs & borders with shrubs. There is also an outside tap & double gates at the rear giving access. A feature of the property is a home office at the rear which is brick built with power and light.

Measurements:

Lounge	13'4" (4.08m) x 10'10" (3.31m)
Kitchen/Diner	20' (6.11m) x 13'4" (4.06m) 'L' Shaped
Sun Room	9'10" (3.02m) x 8' (2.46m)
Bedroom 1	12'3" (3.75m) x 9'5" (2.87m)
Bedroom 2	9'7" (2.92m) x 8'10" (2.71m)
Bedroom 3	8'10" (2.69m) x 6'11" (2.12m)
Bathroom	7'5" (2.26m) x 6'1" (1.86m)
Workshop	12'11" (3.95m) x 7'8" (2.35m)

Estate Agents note:

Please note that a new boiler was installed in October 2023



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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.