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PROPERTY**

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IN WAREHAM**

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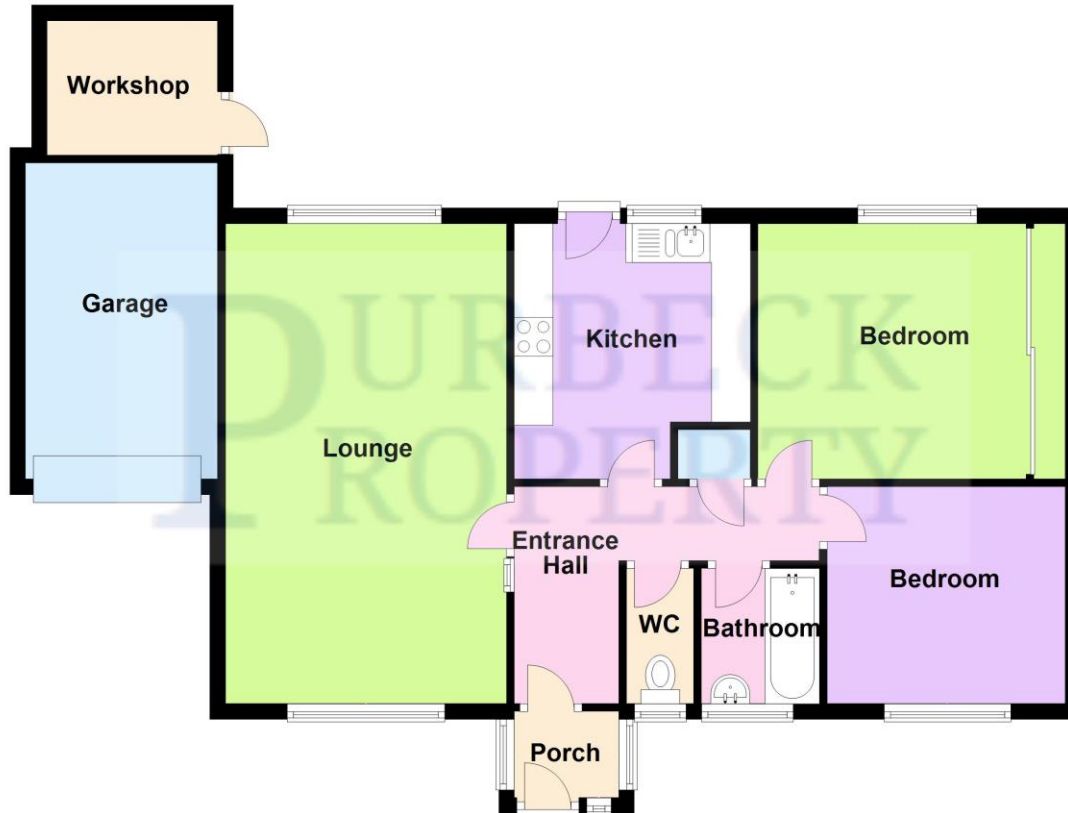
**A DELIGHTFUL 2 BEDROOM DETACHED BUNGALOW  
SET IN THE VILLAGE OF WOOL OFFERED  
WITH NO FORWARD CHAIN.**



# Sydenham Crescent, Wool, Wareham BH20 6ES

**PRICE £325,000**

## Ground Floor



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 popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

Wareham 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 & the museum.

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### The Property:

This detached bungalow is accessed via a upvc double glazed porch door with a further matching door leading through into the entrance hallway where there is a cupboard housing the boiler with slatted shelving below, access to the loft via a hatch and a radiator.

The living room is accessed via opaque glass panelled doors with a matching window to the side. The room enjoys a double aspect with upvc double glazed windows to the front and rear both with radiators beneath.

The kitchen has a matching range of cupboards at base and eye level with drawers. There is a four ring gas cooker with stainless steel splashback and a chimney style extractor above. A one and a quarter bowl sink with side drainer is set into work surface with splashback tiling surrounding. There is a upvc double glazed window with a matching door out to the rear garden. There is space for an upright fridge/freezer, space and plumbing for a washing machine and a radiator.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a range of integral wardrobes with sliding mirror fronted doors with hanging rails and storage space.

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

The bathroom has a wash hand basin & a bath with wall mounted shower attachment & splashback tiling surrounding. The room also has a chrome heated towel rail, an opaque upvc double glazed window to the front aspect and an extractor fan.

The bungalow benefits from a separate cloakroom which has a wc & a wall mounted wash hand basin with splashback tiling surrounding. There is also an extractor fan, radiator & an opaque upvc double glazed window to the front aspect.

### Garage & Parking:

The garage has an up and over door with power and light with parking on the driveway in front.

### Garden:

The rear garden is predominately laid to lawn and enclosed by fencing with a path giving access to the front. There is also an outside tap & electrical points. The workshop/home office is set at the end of the garage with a upvc double glazed door, wall mounted electric heater and light.

### Measurements:

Lounge	20' (6.09m) x 11'10" (3.62m)
Kitchen	9'11" (3.03m) x 9'11" (3.03m)
Bedroom 1	12'11" (3.94m) x 9'11" (3.02m)
Bedroom 2	9'10" (3.02m) x 9'8" (2.94m)
Bathroom	5'8" (1.73m) x 2'8" (0.83m)
WC	5'8" (1.73m) x 4'11" (1.49m)
Garage	13'8" (4.20m) x 8'4" (2.45m)
Workshop	7'3" (2.70m) x 5'6" (1.70m)

