

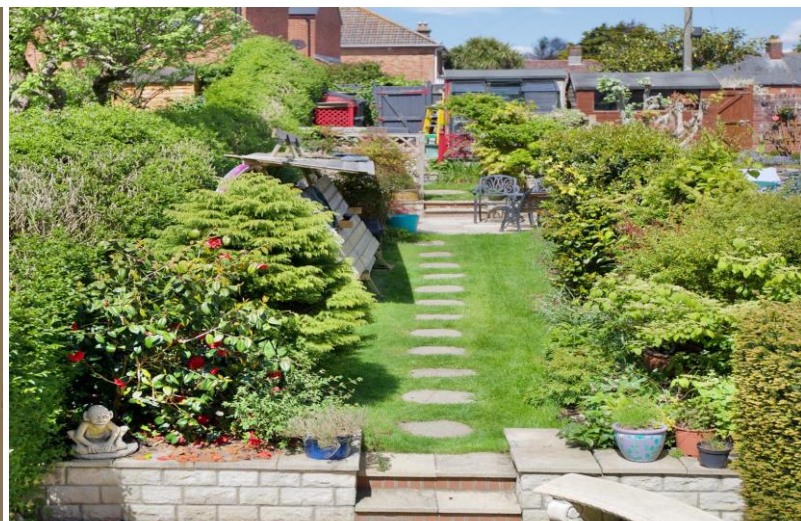


**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A CHARACTERFUL THREE BEDROOM HOME SET IN THE HEART OF
WAREHAM TOWN CENTRE, BENEFITTING FROM A LONG GARDEN
& A DELIGHTFUL GARDEN ROOM.
NO FORWARD CHAIN**



West Street, Wareham, Dorset BH20 4JZ

PRICE £475,000



Location:

The property is set in the heart of the Saxon Walled Town of Wareham. 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. 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 & car parking is available at the rear of the property at The Stretche Road car park.

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The Property:

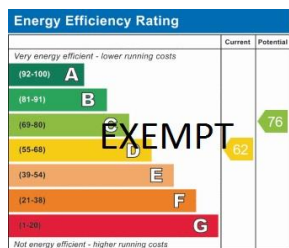
This delightful well kept Grade II Listed town centre home is accessed through a wooden front door with opaque glass into the porch. There is an integral door mat & hooks for hanging coats.

A further door gives access to the living room which is a generous size with a character wooden window to the front aspect & secondary glazing behind and a radiator beneath. A feature of the room is an open fireplace.

The kitchen has a matching range of units at base and eye level. There is a free standing electric oven with four ring gas hob with extractor above, space and plumbing for a free standing washing machine and for slimline dishwasher. There is also space for upright fridge freezer and space for a tumble dryer. A sink with side drainer is set into the work surface with splash back tiling surrounding. The flooring is tiled.

There is a continuation of the tiled flooring into the garden room which could be used as a dining room if desired, the roof reflective glass to manage the temperature of the garden room. There is also a radiator.

The downstairs bathroom has a continuation of the tiled flooring from the garden room and comprises a 3 piece suite including a wash hand basin, bath with a shower attachment and a wc. The walls are tiled, there is a window to the rear aspect & a radiator.



Stairs lead to the first floor landing where there is a character window to the rear aspect of the property and a radiator.

The master bedroom is a spacious double bedroom with character wooden window to the front aspect of the property with secondary glazing and a radiator beneath.

The modern shower room comprises of a corner shower cubicle, wash hand basin & a wc. The floor is tiled & the walls part tiled, plus there is a radiator, an extractor fan and a cupboard housing the combi boiler.

Further stairs lead to the second floor landing where bedroom two is of double size & has a Velux window looking over the rear aspect of the property. There is also a radiator.

Bedroom three is a single size room currently used as a home office. It has a character wooden window to the front aspect of the property.

Garden:

The property benefits from a generously sized well presented garden, there is a patio area immediately abutting the property followed by a lawned area with shrub borders. There is a further patio area at the end of the garden & a delightful pond. A gate gives access to the rear passage way.

Measurements:

Lounge	17' (5.21m) max x 11' (3.36m) max
Kitchen	14'3" (4.37m) x 7'6" (2.29m)
Garden Room	11'3" (3.44m) x 8'8" (2.66m)
Bathroom	8'10" (2.70m) x 4'7" (1.41m)
Bedroom 1	17'1" (5.22m) x 11' (3.36m)
Shower Room	7'9" (2.38m) x 6'9" (2.08m)
Bedroom 2	9'8" (2.97m) x 7'8" (2.35m)
Bedroom 3	14'5" (4.40m) x 7'8" (2.36m)

