



**PURBECK  
PROPERTY**

**ONLY 1% COMMISSION  
INCL VAT**

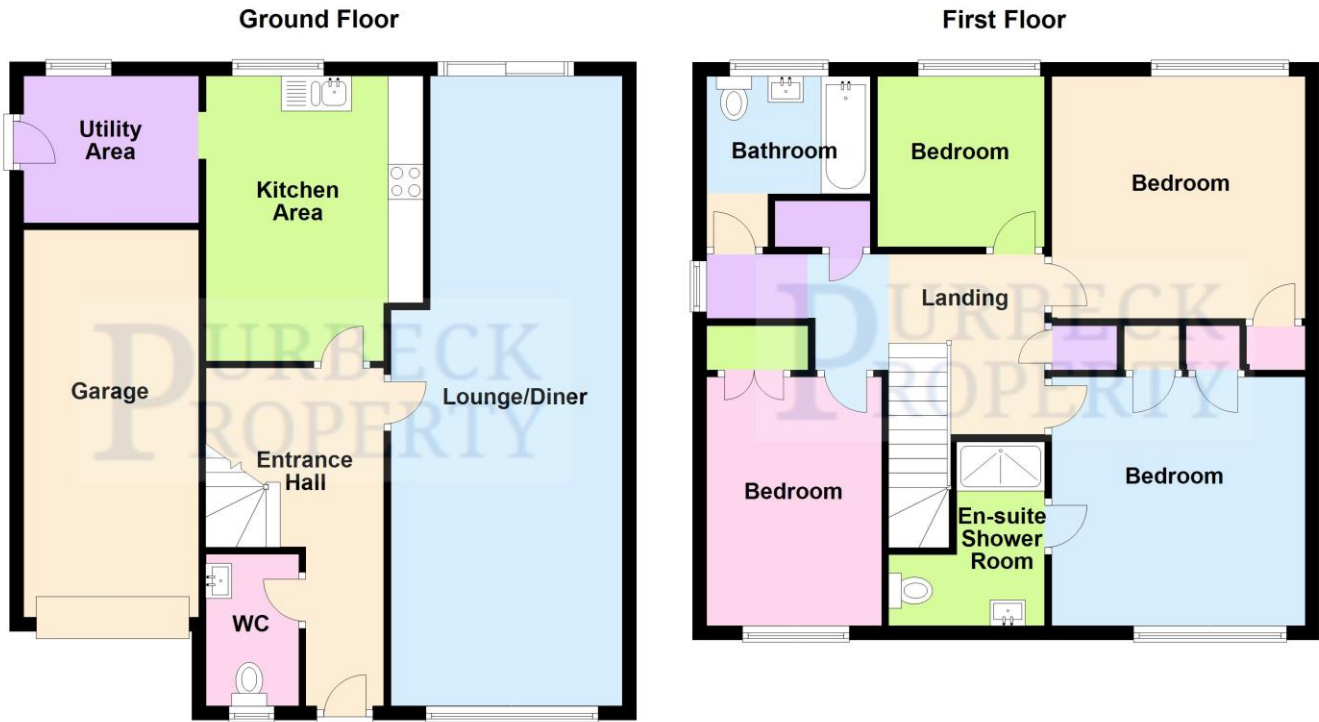
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS 4 BEDROOM FAMILY HOME REQUIRING SOME  
GENERAL UPDATING & SET IN AN IDEAL LOCATION AT THE END OF A CUL DE SAC  
BETWEEN WAREHAM & SANDFORD.  
NO FORWARD CHAIN**



# Morden Road, Wareham, Dorset BH20 7AA

**PRICE £465,000**



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:

Set in between Wareham Town Centre & Sandford this family home is a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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 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.

# Morden Road, Wareham, Dorset BH20 7AA

## PRICE £465,000

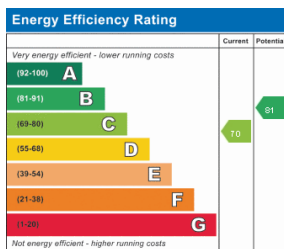
### The Property:

This spacious family home requires some updating & has well-proportioned accommodation throughout. It is accessed via a double glazed front door into the hallway which has stairs to the first floor accommodation, under the stair's cupboard & a radiator.

The through lounge/diner is spacious room with the dining area having double glazed sliding patio doors out to the rear garden, a radiator & a serving hatch through into the kitchen. The lounge area has a double glazed window to the front aspect, two radiators & a brick fireplace with an alcove & shelving to the side.

The kitchen/diner has a matching range of cupboards at base & eye level with drawers. A four ring gas hob is set into the work surface with a double oven to the side & an extractor above. A sink with double drainer is set into the work surface with splash back tiling surrounding with the work surface incorporating a breakfast bar. There is space & plumbing for a washing machine & a number of under the counter appliances. There is also space for a dining table & chairs. Two large upvc double glazed windows gives views of the rear garden with a matching door giving access to the side of the property.

The downstairs cloakroom has a wc & a wash hand basin with splash back tiling. There is an opaque double glazed window to the front aspect, a mirror fronted medicine cabinet & a radiator. Stairs lead up to the first floor accommodation where the landing has access to the loft via a hatch, a double glazed window to the side aspect & two useful cupboards. One is for storage & the other as an airing cupboard housing the hot water tank & shelving.



The master bedroom is set at the front of the property with a double glazed window with a radiator beneath. The room benefits from integral wardrobes with hanging rails & shelving & an en suite which comprises of a wc, wash hand basin & a tiled shower cubicle with a wall mounted shower. There is also an opaque double glazed window & a radiator.

The second bedroom is a double sized room with a double glazed window to the rear aspect with a radiator beneath & an integral cupboard. The third bedroom is also a double sized room with a double glazed window to the front aspect with a radiator beneath & a double door integral wardrobe. The fourth bedroom is a single sized room or could be used as a home office if desired with a double glazed window overlooking the rear garden with a radiator beneath.

The family bathroom has a matching suite comprising of a wc, a wash hand basin & a bath with a shower attachment. There is also a radiator, a mirror fronted medicine cabinet & an opaque double glazed window to the rear aspect.

### Garage & Parking:

The property has an integral garage with an up & over door, power & light. There is a large shelving unit at the rear. In front of the garage the driveway provides off road parking.

### Garden:

The front garden is laid to lawn with the enclosed rear garden having a patio area abutting the property with the remainder laid to lawn with mature shrubs. There are two sheds & gates to either side of the house giving access to the front garden.

### Measurements:

Kitchen/Diner	18'8" (5.68m) max x 13'3" (4.04m) max
Lounge/Diner	29'4" (8.93m) x 10'9" (3.28m) max
Cloakroom	6'10" (2.09m) x 4'2" (1.26m)
Master Bedroom	11'6" (3.50m) x 11'2" (3.40m)
En Suite	8'2" (2.14m) max x 7' (2.50m) max
Bedroom 2	12'1" (3.68m) x 11'3" (3.42m)
Bedroom 3	11'6" (3.51m) x 8'2" (2.48m)
Bedroom 4	8'1" (2.46m) x 8' (2.44m)
Bathroom	7'11" (2.17m) x 7'1" (2.42m) max

