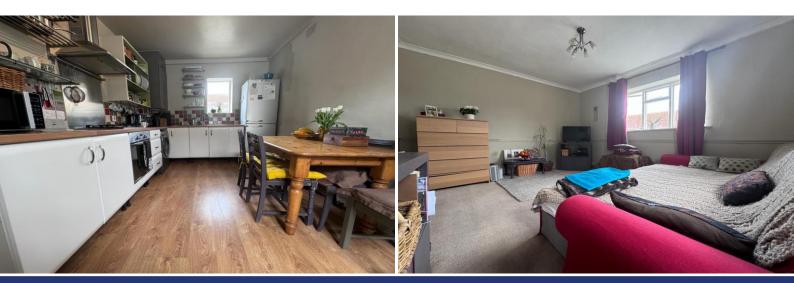


PURBECK ROPERTY

CELEBRATING 40 YEARS IN WAREHAM 5 South Street Wareham Dorset BH20 4LR Tel 01929 556660

A SPACIOUS YET QUIRKY GRADE II LISTED MAISONETTE SET IN THE HEART OF WAREHAM TOWN CENTRE WITH ALLOCATED PARKING. NO FORWARD CHAIN



West Street, Wareham, Dorset BH20 4JU PRICE £199,950



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.

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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.

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The Property:

Set in the heart of Wareham Town Centre this Grade II Listed characterful maisonette is accessed via Mill Lane.

Steps lead up to the private front door which opens out into the hallway which has laminate flooring, stairs to the first floor accommodation with a spacious under stairs storage cupboard beneath; & a useful cloaks & shoe cupboard.

The kitchen/diner has a matching range of cupboards at base level with soft closing drawers. A four ring gas hob is set into the work surface with an oven below, chimney style extractor hood above & stainless steel splashback. A one & a quarter bowl sink is set into the work surface. The room has windows to either side aspects. There is space & plumbing for a washing machine, space for an upright fridge/freezer & space for dining table & chairs.

A glass panelled door gives access to the kitchen which enjoys a double aspect with a window to the rear & to the side aspects. There is also a radiator. The bathroom has a matching suite comprising of a wc, wash hand basin & a bath with a shower attachment & splash back tiling surrounding. There is a window to the side aspect, a radiator & useful shelving for towels.

Stairs lead up to the first floor which opens out into a landing area currently used as a home office/snug. Two windows to the side aspect give plenty of light one of which is a Velux window. There is also a radiator & a cupboard over the stairs.

Off this room is the spacious bedroom which enjoys a double aspect with a window to the rear giving views of the roof tops of the town plus two windows to the side aspect, one of which is a Velux window. There are two radiators & a fitted wardrobe.

Parking:

The property is conveyed with an allocated car parking space.

Lease:

The vendor has notified Purbeck Property that this apartment is leasehold with circa 60 years remaining on the lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting

Measurements:

Living Room13'11" (4.25m) x 11'7" (3.53m)Kitchen/Diner13'10" (4.22m) 9'1" (2.77m)Bedroom20'5" (6.23m) x 10'1" (3.08m)Study17'6" (5.34) max x 8'10" (2.71m)Bathroom9'9" (2.98m) x 9'2" (2.81m) max



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