



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A MODERN, WELL PRESENTED 3 BEDROOM BUNGALOW SET
IN THE POPULAR WESSEX OVAL AREA OF WAREHAM WITHIN
WALKING DISTANCE OF LOCAL SHOPS, BUS STOP & TRAIN STATION.
NO FORWARD CHAIN**



Wessex Oval, Wareham, BH20 4BT

PRICE £475,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location:

The bungalow is set in the popular residential location of Carey. Within walking distance is Wareham Forest, the train station, local shops & buses. Wareham Town Centre is a 5 minute drive away with the main focal point of the town being its Quay with boat trips to Poole Harbour. Further benefits include an independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

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The Property:

This modern & well presented bungalow is accessed via an opaque upvc double glazed front door with a matching window to the side leading through into a spacious entrance hallway with wood flooring throughout. There is also a radiator, entrance to the loft via a hatch, a double door cupboard with shelving and boiler.

The wood flooring flows through into the southerly aspect living room which has upvc double glazed doors with matching windows to the side out to the rear garden. There are two radiators with an arch giving access to the kitchen.

The modern kitchen has a matching range of cupboards at base and eye level with a one and a quarter bowl set into the work surface with a side drainer. A four ring gas hob is also set into the work surface with an oven below and chimney style extractor hood above with splashback tiling surrounding. There is space for an upright fridge/freezer & space and plumbing for a washing machine, plus an integral dishwasher. A upvc double glazed window looks out to the side aspect & there is a vertical radiator.

The master bedroom is set in the front of the property with a upvc double glazed window with shutters & a radiator beneath.

The second bedroom is also a double sized room with a upvc double glazed window to the side aspect with shutters & a radiator beneath.

The third bedroom is currently used as a home office but could be a double sized bedroom if desired, it has a upvc double glazed window to the front aspect with shutters & a radiator beneath.

The modern fitted bathroom comprises of a bath, floating wash hand basin with vanity unit below, a shower cubicle with a wall mounted shower & a wc. There is splashback tiling surrounding, tiled flooring, two opaque upvc double glazed windows to the side aspect, a chrome heated towel rail, inset spotlights and extractor fan.

Garage & Parking:

A brick paved driveway leads up to the garage which has an up and over door, power and a door giving access to the rear garden.

Garden:

The front garden is laid to lawn with mature shrubs. The southerly private & enclosed rear garden has a large patio area abutting the property, it is mainly laid to lawn with mature shrubs & a gate to the driveway.

Measurements:

Lounge	19'4" (5.90m) x 14'2" (4.31m) max
Kitchen	10'10" (3.30m) x 6'10" (2.10m)
Bedroom 1	12'9" (3.89m) x 11'2" (3.42m)
Bedroom 2	12'6" (3.82m) x 8'8" (2.64m)
Bedroom 3	9'5" (2.88m) x 7'10" (2.39m)
Bathroom	9'3" (2.82m) x 5'4" (1.63m)
Garage	17'2" (5.24m) x 8'4" (3.42m)

