



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

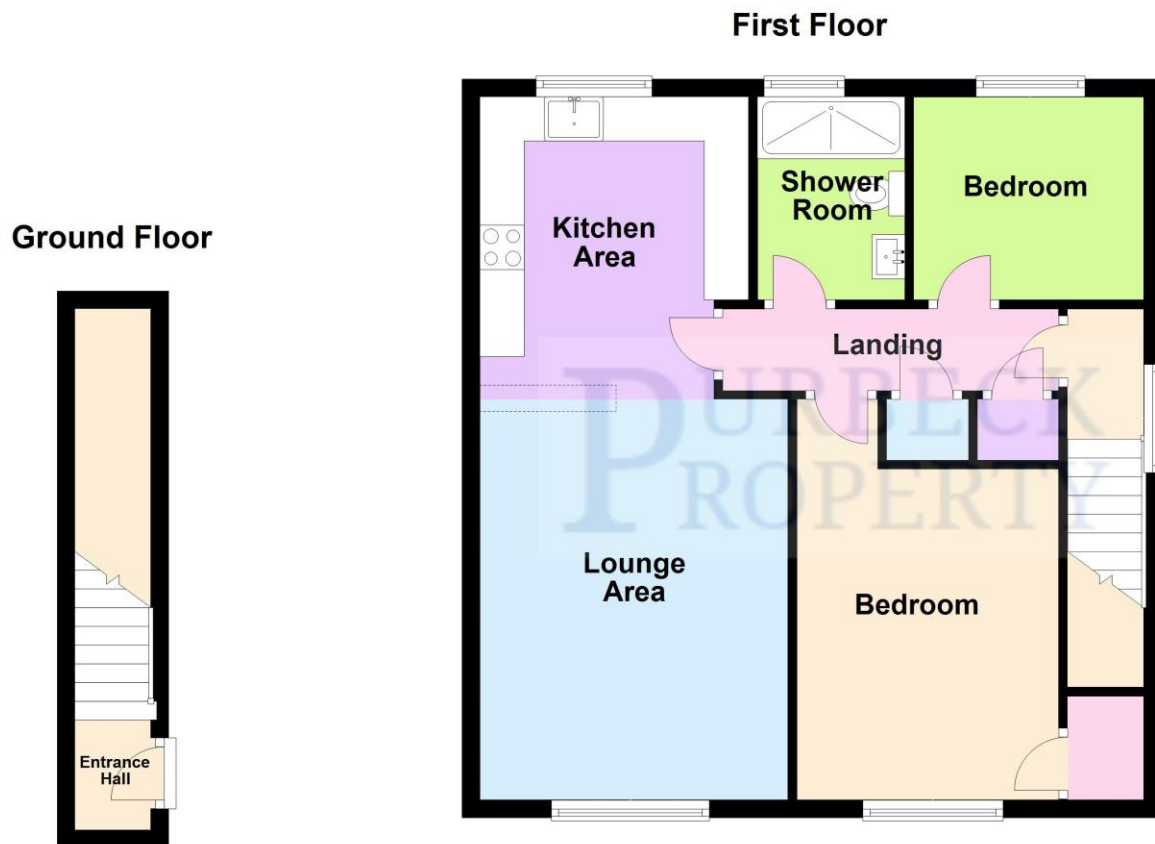
5 South Street
Wareham
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BH20 4LR
Tel 01929 556660

**AN IMMACULATE FIRST FLOOR FLAT SET IN THE VILLAGE OF WOOL
WITH TWO DOUBLE BEDROOMS & A GARAGE.
NO FORWARD CHAIN**



Lower Hillside Road, Wool, Wareham, BH20 6EA

PRICE £189,950



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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. There is also a market every Saturday.

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The Property:

This immaculate modern flat is accessed via an upvc front door leading through into an entrance foyer which has a shelving rack, stairs up to the first floor landing & a upvc double glazed window to the side aspect. A glass panelled door gives access into the main hallway which has a radiator, access to the loft via a hatch, two useful storage cupboards.

The modern fitted kitchen has a matching range of cupboards at base and eye level with soft closing pan drawers, corner carousel unit, display shelving & pullout larder racks. A four ring gas hob is set into the work surface, with an extractor and light above & a double oven with grill to the side. Further integral appliances include a fridge & freezer. There is space and plumbing for a washing machine, a dishwasher and a drier. There is tiled flooring throughout & a upvc double glazed window to rear aspect.

The living room is open plan with the kitchen with a feature book shelf with integral clock. A upvc double glazed window looks out to the front aspect with a radiator beneath. There is a range of fitted furniture including a floating TV stand, display shelving & wall mounted cupboards.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath. The room

benefits from a number of features including fitted floating shelves, head board & an integral wardrobe with hanging rail and storage space.

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

The family bathroom comprises of a step in shower cubicle with both rainfall & handheld showers. A wash hand basin is set into a vanity unit with storage below & a wc. There is splashback tiling surrounding which also incorporates a fitted mirror. Additionally, there is a shaver point, heated towel rail, tiled flooring and an opaque upvc double glazed window to the rear aspect.

Garage & Parking:

There is a garage in a block with an up and over door plus and additional visitors parking.

Garden:

The flats are set in well-tended communal grounds.

Measurements:

Lounge	14'7" (4.46m) x 11' (3.37m)
Kitchen	11'1" (3.39m) x 9'4" (2.86m)
Bedroom 1	14'8" (4.48m) max x 9'7" (2.94m)
Bedroom 2	8'5" (2.57m) x 7'4" (2.24m)
Bathroom	7'3" (2.23m) x 5'4" (1.63m)

Lease:

Lease & service charge details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

