



**PURBECK  
PROPERTY**

**ONLY 1% COMMISSION  
INCL VAT**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

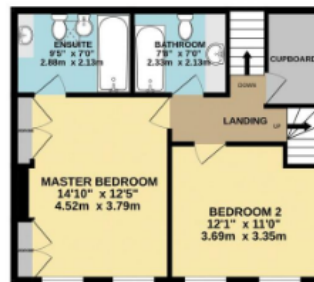
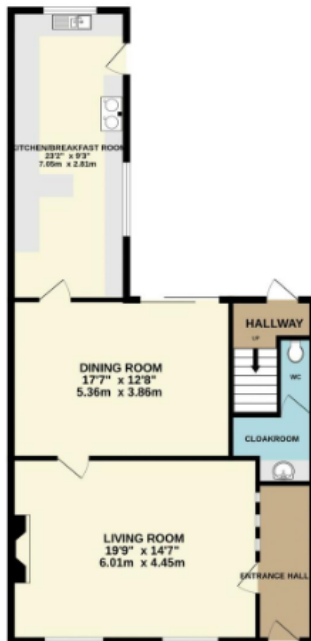
**A DECEPTIVELY SPACIOUS GRADE II LISTED HOME SET IN THE  
HEART OF WAREHAM TOWN CENTRE WITH A  
GENEROUS GARDEN & PARKING.  
NO FORWARD CHAIN.**





# North Street, Wareham, Dorset. BH20 4AB

## PRICE £575,000



### 3 BED TERRACE

TOTAL FLOOR AREA: 1630 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 property is set in the heart of the Saxon Walled Town of Wareham within a short walk are local cafes, shops bars & the independent cinema. The main focal point of the town also within walking distance is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, sports centre, popular schools, 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.

### Measurements:

Lounge	20'6" (6.28m) x 14'7" (4.49m)
Dining Room	17'5" (5.36m) x 12'7" (3.89m)
Kitchen/Breakfast Room	23'9" (7.04m) x 9'2" (2.82m)
Cloakroom	6'1" (1.87m) x 2'11" (0.89m)
Master Bedroom	14'10" (4.54m) x 10'5" (3.17m)
En Suite	9'5" (2.88m) x 7' (2.13m)
Bedroom 2	12'3" (3.74m) x 11' (3.35m)
Bedroom 3	19'5" (5.92m) x 11'11" (3.65m)
Bathroom	7'8" (2.35m) x 6'2" (1.89m)

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### The Property:

This characterful home set in the heart of the Saxon Walled Town of Wareham is accessed at the front through into a hallway with feature stained glass windows into the lounge.

The spacious lounge has high ceilings & two sash windows with secondary glazing to the front aspect with radiators beneath. There is a fireplace with space for an inset electric fire with alcoves to either side with display shelving & cupboards.

The dining room is a spacious bright room also with high ceilings & sliding patio doors out to the rear garden. The room has a radiator & a corner fireplace with space for an inset electric fire. Off this room is an inner hallway with under the stair's storage space, a wash hand basin set into a vanity unit & access to the cloakroom which has a wc & a wash hand basin set into a vanity unit.

The kitchen/breakfast room has a matching range of cupboards at base & eye level with drawers & display shelving. Integral appliances include an oven, four ring ceramic hob, microwave, fridge, freezer & a freestanding AGA with an extractor hood above. There is space & plumbing for a washing machine. The room flows through into the breakfast area with fitted corner seating. A stable door gives access to the garden with windows to both rear & side.

An inner hallway with a double glazed door has stairs to the first floor landing, a radiator, stairs to the first floor landing & a double glazed Velux window to the rear aspect & an

airing cupboard housing the hot water tank & slatted shelving.

The master bedroom has two sash window to the front aspect with a radiator beneath. The room benefits from triple integral wardrobes either side of the chimney breast with hanging & storage space. Off the room is the en suite which comprises of a wc, a bidet, wash hand basin set into a vanity unit & a bath with spa jets & shower attachment. The fully tiled room also has a double glazed Velux window, a radiator & a mirror fronted cabinet.

The second bedroom is a generous sized room with two sash windows to the front aspect with a radiator beneath & fitted wardrobes.

The main bathroom has a suite comprising of a wc, wash hand basin set into a vanity & a bath with a wall mounted shower. The room also had a radiator, a double glazed Velux window to the rear aspect & a mirror fronted cabinet.

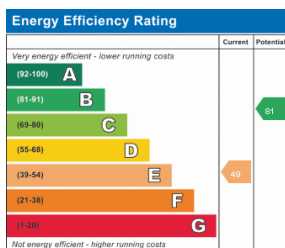
Stairs lead up to the spacious third bedroom which enjoys a double aspect with windows to the front & rear. The room benefits from under the eave's storage cupboards, a radiator, a wash hand basin set into a vanity unit. At the rear of the room is a dressing area.

### Parking:

The property has a private parking area set at the rear with a gate giving access to the garden, power points & light.

### Garden:

The private walled garden is predominately laid to lawn with a brick paved patio area abutting the property. The generous sized garden for the town centre is enclosed with mature trees, shrubs, exterior lighting & taps. A patio slabbed path leads to the rear parking.



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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.