



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 2 BEDROOM HOME SET IN THE POPULAR VILLAGE  
OF BERE REGIS WITH A GENEROUS GARDEN & NO FORWARD CHAIN.  
IDEAL FIRST TIME PURCHASE OR INVESTMENT**



# Elder Road, Bere Regis, Wareham, BH20 7NB

**PRICE £250,000**



## Location:

The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles north west of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

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 & the museum. There is also a market every Saturday.

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### The Property:

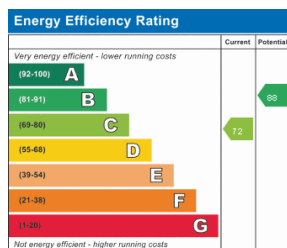
Set in this favoured location in Bere Regis this well presented home is accessed via a glass panelled front door into the entrance hallway.

The kitchen has a double glazed window looking out to the front aspect. There is a matching range of cupboards at base & eye level with drawers & integral wine rack. A four ring ceramic hob is set into the work surface with an oven below & extractor hood above. There is space & plumbing for a washing machine & space for an upright fridge/freezer. A sink with side drainer is set into the work surface with splash back tiling surrounding. The floor is tiled.

The spacious living is set at the rear of the property with a upvc double glazed door giving access to the garden with a matching floor to ceiling window to the side. There is wood laminate flooring throughout, a radiator & stairs to the first floor accommodation.

Upstairs the landing gives access to the remainder of the accommodation & a loft gives access to the attic space.

The master bedroom is set at the rear of the property with a double glazed window giving views of the garden. There is a radiator & a fitted wardrobe with hanging & storage space.



The second bedroom has a double glazed window to the front aspect with a radiator beneath & benefits from a built in storage cupboard.

The bathroom has a matching white suite comprising of a wc, wash hand basin & a bath with shower attachment. There is splash back tiling surrounding, an opaque double glazed window to the front aspect.

### Parking:

The property is conveyed with an allocated car parking bay.

### Garden:

The front garden is laid to lawn with borders & shrubs. The enclosed rear garden is laid to lawn with mature shrubs, trees & borders. A patio area abuts the property with a further seating area at the rear of the garden.

### Measurements:

Lounge	16'8" (5.08m) x 11'8" (3.56m)
Kitchen	7'10" (2.38m) x 7'9" (2.36m)
Bedroom 1	13'1" (3.99m) x 9'8" (2.95m)
Bedroom 2	10'6" (3.19m) x 6'7" (2.01m)
Bathroom	7'7" (2.31m) x 4'9" (1.45m)

