



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

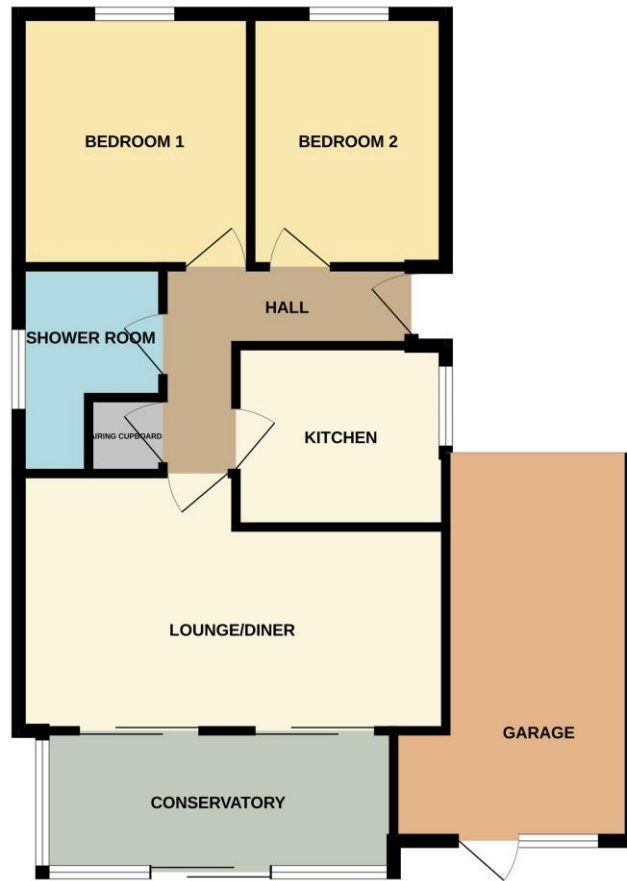
**A TWO DOUBLE BEDROOM BUNGALOW SET JUST OUTSIDE OF
WAREHAM TOWN CENTRE WITHIN WALKING DISTANCE
OF LOCAL TRANSPORT LINKS.
OFFERED WITH NO FORWARD CHAIN**



Causeway Close, Wareham, Dorset BH20 4BE

PRICE £329,950

GROUND FLOOR



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 just outside 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. The bungalow is within walking distance of the main line train station on the Weymouth to London Waterloo Line. There is also a market every Saturday.

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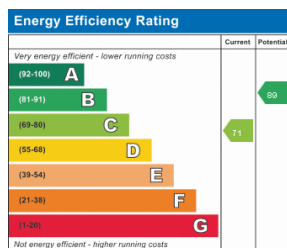
The Property:

This delightful bungalow is set at the end of a cul de sac & is accessed via a upvc double glazed front door through into a hallway, which has an integral door mat, a radiator, access to the loft via a hatch & an airing cupboard housing a hot water tank with slatted shelving above.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the work surface with a double oven below & an extractor & light above. Further integral appliances include a fridge & a freezer. A one & a quarter bowl sink is set into the work surface with slash back tiling surrounding. A upvc double glazed window looks out to the side aspect, there is also a radiator.

The living room is set out with a dining area & a seating area with both having double glazed patio doors out to the conservatory. There is a radiator & a fireplace with space for an inset electric fire on a marble effect base & hearth.

The conservatory is upvc double glazed constructed with matching roof & sliding doors out to the rear garden. There are electrical points & a radiator.



The first bedroom is set at the front of the property with a upvc double glazed window with a radiator beneath.

The second bedroom has a upvc double glazed window to the front of the property with a radiator beneath.

The modern shower room comprises of a wc, wash hand basin set into a vanity unit & a corner double door shower cubicle with a wall mounted shower, fully tiled & a seat. The room also has a heated towel rail, mirror fronted medicine cabinet & an opaque upvc double glazed window to the side aspect.

Garage & Parking:

A brick paved driveway providing off road parking leads up to the garage, which has an electric up & over door, power & light. At the rear of the garage is a utility area

Garden:

The enclosed rear garden has a patio area abutting the property with the remainder laid to lawn with shrubs surrounding. There is an outside tap & access to the garage.

Agents Note:

Please note that a new boiler was installed in 2021.

Measurements:

Lounge/Diner 18' 2" x 10' 8" max (5.53m x 3.25m)
Kitchen 8' 4" x 7' 8" (2.54m x 2.34m)
Conservatory 15' 9" x 5' 4" (4.80m x 1.62m)
Bedroom 1 10' 6" x 9' 8" (3.20m x 2.94m)
Bedroom 2 10' 6" x 8' 1" (3.20m x 2.46m)
Shower Room 8' 7" max x 6' 0" (2.61m x 1.83m)
Garage 15' 7" x 7' 9" widening to 11' 5" (4.75m x 2.36m widening to 3.49m)



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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.