

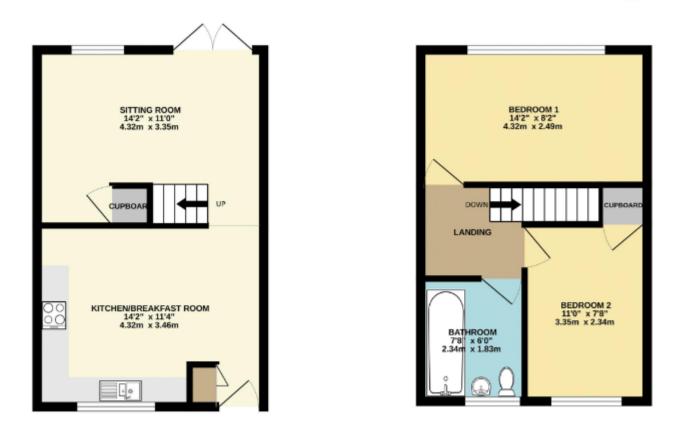
PURBECK ROPERTY

CELEBRATING 40 YEARS IN WAREHAM 5 South Street Wareham Dorset BH20 4LR Tel 01929 556660

A WELL PRESENTED TWO BEDROOM HOME SET JUST OUTSIDE OF WAREHAM TOWN CENTRE WITHIN WALKING DISTANCE OF THE TRAIN STATION. IDEAL FIRST TIME PURCHASE. NO FORWARD CHAIN



Hibbs Close, Wareham, Dorset BH20 4PB PRICE £260,000



Location:

This ideal starter home is set on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has its own train station which is within walking distance of this home & 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.

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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.

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The Property:

Set in this private development just outside of the town this well presented home is accessed via an entrance porch through into a kitchen/diner with a cupboard close to the entrance ideal for coats & shoes.

The modern kitchen/diner has a matching range of cupboards at base & eye level with drawers. A four ring gas hob is set into the work surface with an oven below & an extractor above. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for appliances & for a dining table & chairs. A upvc double glazed window looks out to the front aspect.

Between the kitchen & living room are stairs to the first floor accommodation. The living room overlooks the rear garden with upvc double glazed patio doors with a matching window to the side. There is wood laminate flooring throughout the room & a useful under the stair's storage cupboard.

Upstairs the master bedroom is set at the rear of the property with a upvc double glazed window giving views of the garden with a radiator beneath. The second bedroom is also a double sized room with a upvc double glazed window overlooking the front aspect. The room has a radiator & a built in storage cupboard.

The bathroom has a matching white suite comprising of a wc, wash hand basin & a bath with shower over & a glass shower screen. The room is tiled & has an opaque upvc double glazed window to the front aspect.

Parking:

The property is conveyed with an allocated car parking space plus visitor's car parking.

Garden:

The low maintenance rear garden is enclosed by fencing & laid to shingle with a patio area. The front garden is paved with flower borders & a path leading to the front door,

Measurements:

Lounge Kitchen/Diner Bedroom 1 Bedroom 2 Bathroom 14'28" (4.32m) x 11' (3.36m) 14'2" (4.32m) x 11'4" (3.46m) 14'2" (4.32m) x 8'2" (2.49m) 11' (3.35m) x 7'8" (2.34m) 7'8" (2.34m) x 6' (1.83m)



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