



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

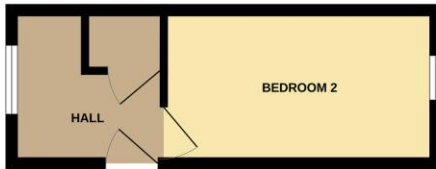
**A TWO BEDROOM MAISONETTE REQUIRING SOME UPDATING  
SET IN THE HEART OF WAREHAM TOWN CENTRE  
BENEFITTING FROM ITS OWN GARDEN.  
OFFERED WITH NO FORWARD CHAIN.**



# North Street, Wareham, Dorset BH20 4AG

**PRICE £220,000**

GROUND FLOOR



1ST 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 in the heart 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. 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.

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## The Property:

The characterful maisonette is set in the heart of Wareham Town Centre, it is accessed via a communal door shared with the downstairs flat with a further door giving access into the flats entrance lobby.

The lobby has stairs to the first floor landing, an under the stair's storage cupboard & the downstairs bedroom which has a window to the front aspect & an electric storage heater.

The landing has a window to the rear aspect & a storage cupboard

The living room has a window to the front aspect with an electric heater beneath. The room has a fireplace with a tiled base & hearth, with a wood shelf above & alcoves to either side.

The kitchen/diner has a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the work surface. There is space for an upright cooker, space & plumbing for a washing machine & space for an upright fridge/freezer. Large storage cupboard with shelving. Two windows to the side aspect. Electric heater.

The bathroom has a suite comprising of a bath with an electric wall mounted shower with splash back tiling, a wc & a wash hand basin set into a vanity unit with storage below. There is window to the side aspect, an extractor fan & a wall mounted heater.

The master bedroom has a window to the front aspect with an electric heater underneath. There is an opaque window giving light into the landing.

## Garden:

The property has its own garden set at the rear of the garden with a bin storage area abutting the property.

## Lease:

The property has a new lease of 125 years.

## Agents Note:

Please note that the vendor is granting the flat with a new 125 year lease. The roof is being replaced & the property will be decorated throughout.

## Measurements:

Living Room	19'1" (5.87m) max x 10'11" (3.33m)
Kitchen/Diner	16' (4.87m) x 13'4" (4.07m)
Bedroom 1	12'2" (3.72m) x 11' (3.36m)
Bedroom 2	12'11" (3.94m) x 7'4" (2.25m)
Bathroom	6'7" (2.02m) x 5'10" (1.78m)

