



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME
SET IN THIS CONVENIENT LOCATION JUST OUTSIDE OF
WAREHAM TOWN CENTRE & CLOSE TO THE TRAIN STATION.
NO FORWARD CHAIN**



Northport Drive, Northport, Wareham BH20 4DW

PRICE £325,000



Location:

This home is situated just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum.

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The Property:

Set in this convenient location on the south side of the road, this 3-bedroom family home is accessed via a upvc double glazed front door with a matching window to the side into the entrance hallway. The hall has stairs to the first-floor accommodation, a door giving access to the side of the property & a storage cupboard.

The living room is set at the rear of the property with a upvc double glazed patio doors out to the rear garden with a matching window to the side with a radiator beneath. The room has a fireplace with space for an electric inset fire.

The 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 an oven & grill below & an extractor 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 & a upvc double glazed window looking to the front aspect.

Lastly downstairs is the cloakroom which has a wc & a wash basin, plus an opaque upvc double glazed window to the front aspect.

Stairs lead up to the first-floor landing where there is an airing cupboard & access to the loft via a hatch.

The master bedroom has a upvc double glazed window to the rear aspect with a radiator beneath.

The second bedroom is also a double sized room with a upvc double glazed window to the front aspect.

The third bedroom is a single sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The modern family bathroom comprises of a bath with a shower attachment, wc & a wash hand basin. There is an opaque upvc double glazed window to the front aspect.

Garage & Parking:

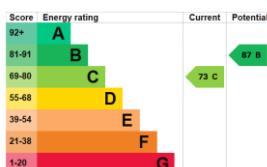
The property has a garage with an up & over door with parking available on the driveway in front.

Garden:

The rear garden is enclosed by fencing with a patio area abutting the property & a second area at the rear of the garden.

Measurements:

Living Room	17'11" (5.56m) x 9'10" (3m)
Kitchen	12'11" (3.93m) x 10'10" (3.61m)
Cloakroom	3'7" (1.08m) x 3'7" (1.08m)
Bedroom 1	11'7" (3.54m) x 10'8" (3.26m)
Bedroom 2	11'7" (3.53m) 12'11" (3.93m)
Bedroom 3	9'9" (2.97m) x 7'4" (2.23m)
Bathroom	8' (2.44m) x 5'5" (1.66m)



The graph shows this property's current and potential energy rating.



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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.