



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 250-YEAR-OLD COTTAGE SET IN THE HEART OF WAREHAM TOWN CENTRE THAT
HAS BEEN MODERNISED & PRESENTED TO A VERY HIGH STANDARD YET
RETAINING A LOT OF ORIGINAL CHARM
NO FORWARD CHAIN**



North Street, Wareham, Dorset BH20 4AQ

PRICE £439,950



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 located in the centre of Wareham, which 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 and the museum. There is also a popular market every Saturday on Wareham Quay.

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The Property:

This Grade II Listed & very well-presented home is accessed at the side via a double-glazed front door through into an entrance vestibule where there are stairs up to the first-floor landing, a radiator, a sash window to the front aspect, Karndean flooring throughout with a spacious understairs storage cupboard. This first part of the property has its own access to the loft via a hatch.

The downstairs bedroom is a double sized room with a sash window to the rear aspect with a radiator beneath, next to this room is a modern downstairs shower room which has a suite comprising of a wc, a wash hand basin & a double shower cubicle with both rainfall & hand held showers with splash back tiling surrounding. The floor is tiled & there is also a heated towel rail, an extractor fan, a radiator, & an opaque window to the side aspect.

The dining room has a sash window overlooking the rear garden with a radiator beneath. There is an integral fridge & freezer, with the feature of the room, a brick chimney breast. There is access to a cellar & an integral storage cupboards.

The inner hallway leads through into the lounge which has a bay with sash windows to the front aspect. There is also a radiator, dado rails, wall mounted lights & integral cupboards with shelving above. A feature of the room is an open fireplace with picturesque tiles.

At the rear of the property is the modern kitchen with 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 washing machine & a dishwasher. A one & a quarter bowl sink with side drainer is set into the work surface. There are double glazed windows to the side & rear aspects with a matching door.

Stairs lead up to the first floor landing where there is an integral storage cupboards, an opaque window to the side aspect & access to the loft via a hatch.

The master bedroom is set at the front of the property with a sash window looking down on the street scene with a radiator beneath. There is a fireplace & an integral wardrobe with a hanging rail & storage space.

The third bedroom is a single sized room ideal for a home office with a sash window to the rear aspect with a radiator beneath. There are integral cupboards with a brick fireplace to the side.

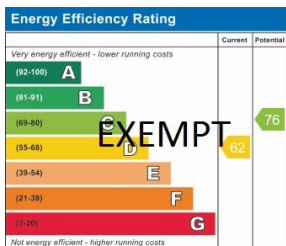
The upstairs cloakroom comprises of a wc & a wash hand basin with splash back tiling & an extractor fan.

Garden:

The walled rear garden is laid to patio slab & enclosed by brick work & fencing. There is access to the side aspect via a gate, a seating area to enjoy the sun & a shed.

Measurements:

Lounge	10'8" (3.27m) x 9'5" (2.89m)
Dining Room	12'4" (3.75m) max x 9'3" (2.83m)
Kitchen	13' (3.98m) x 5' (1.52m)
D/S Bedroom	9'8" (2.94m) x 8'8" (2.64m)
Bedroom 1	12'2" (3.70m) x 9'9" (2.98m)
Bedroom 2	9'1" (2.78m) x 6'10" (2.09m)
Shower Room	9'7" (2.93m) x 3'10" (1.17m)
Cloakroom	6'10" (2.09m) x 2'9" (0.84m)



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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.