



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

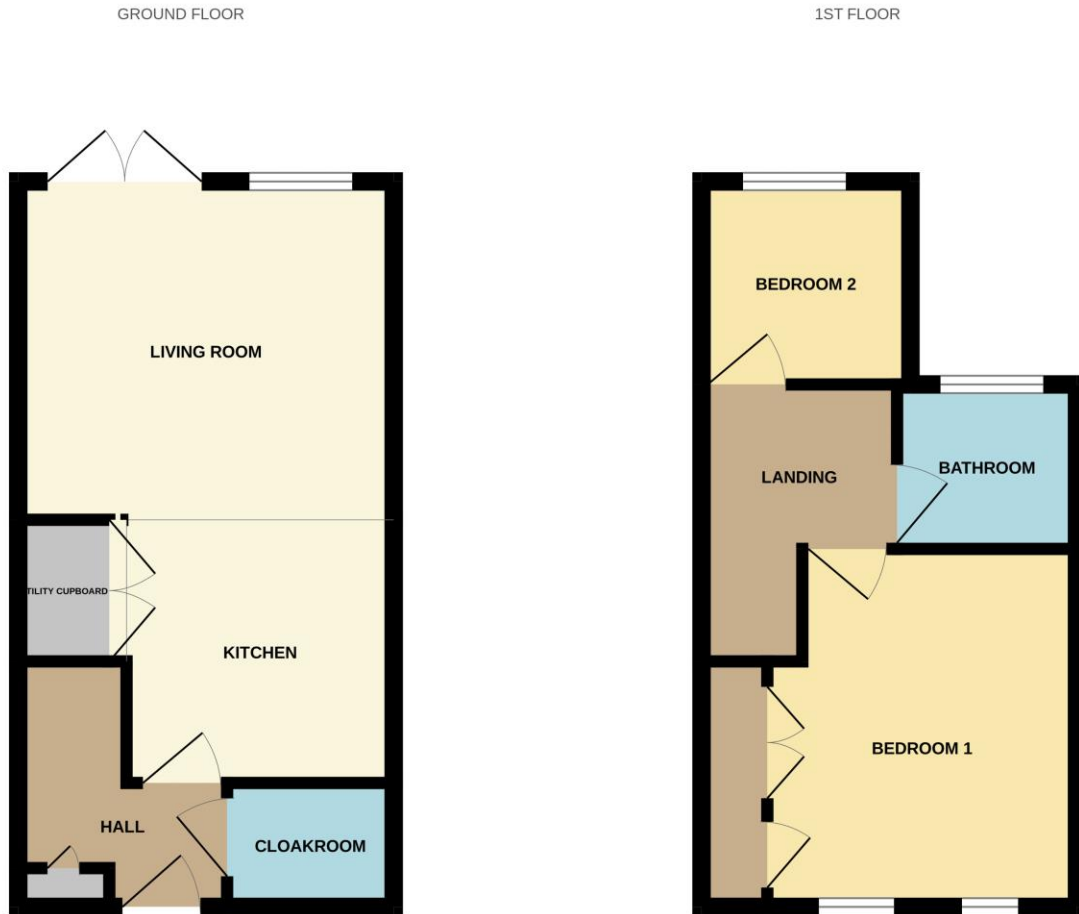
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A MODERN HOME SET IN THE HEART OF WAREHAM TOWN CENTRE
JUST A COUPLE OF MINUTES WALK TO THE QUAY.
NO FORWARD CHAIN**



River Mews, St John Hill, Wareham BH20 4FP

PRICE £285,000



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 within a short walk are local cafes, shops, bars & the independent cinema. The main focal point of the town also within walking distance is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, sports centre, popular schools, 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:

Set in this convenient location close to all of the amenities the town has to offer is this modern 2 bedroom home.

The property is accessed via a front door through into an entrance hallway with wood laminate flooring flowing throughout. There are stairs to the first floor accommodation, a radiator, a utility cupboard & downstairs cloakroom.

The cloakroom has a continuation of the flooring from the hallway, a wc & a wash hand basin with splashback tiling. An opaque double glazed window looks out to the front aspect with a radiator beneath & an extractor fan

The modern open plan living room has a modern kitchen comprising of a ceramic hob with a fitted oven below and extractor above. A sink with side drainer is set into the work surface with splashback tiling surrounding. Integral appliances include a dishwasher, a microwave & a fridge. There are cupboards at base & eye level. A double door utility cupboard gives access to storage space as well as space and plumbing for a washing machine. The living area gives access to the rear garden via patio doors with a matching sash window to the side

Stairs lead up to the first floor accommodation where the master bedroom is set at the front of the property with two double glazed sash windows. There is a radiator & access to the loft via a hatch. The room benefits from a triple door wardrobe with hanging rail and storage space. The second bedroom overlooks the rear garden with a double glazed sash window with a radiator beneath.

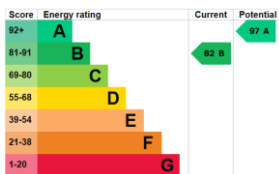
The modern family bathroom comprises of a corner wash hand basin set into a vanity unit, a wc and a bath with a wall mounted shower & glass shower screen. The tiled room has an extractor fan, a mirrored cabinet & an opaque double glazed window to the rear aspect.

Garden:

The private courtyard garden is enclosed by fencing with decking throughout. There is an outside light

Measurements:

Open Plan Living	19'2" (5.84m) x 12' (3.67m)
Cloakroom	5'4" (1.63m) x 3'11" (1.19m)
Bedroom 1	11'8" (3.55m) x 10'3" (3.14m)
Bedroom 2	7'9" (2.37m) x 6'5" (1.97m)
Bathroom	5'6" (1.68m) x 5'2" (1.57m)
Courtyard	16'5" (5.02m) x 10'7" (3.24m)



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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.