



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2 BEDROOM END OF TERRACE HOME WITH A GENEROUS SIDE GARDEN
& OFF ROAD PARKING FOR 3-4 VEHICLES.
VENDOR SUITED WITH A COMPLETE CHAIN**



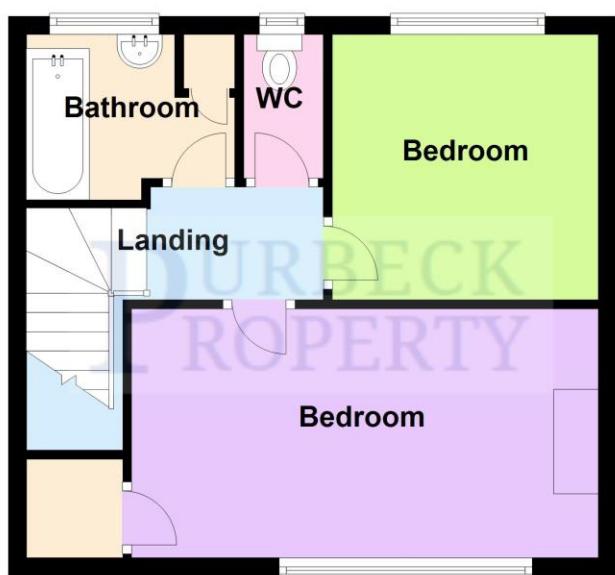
Drax Avenue, Northport, Wareham BH20 4DJ

PRICE £285,000

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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:

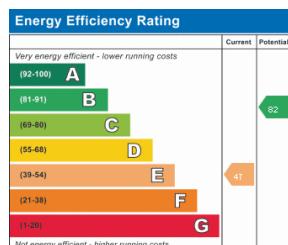
This 2 bedroom home overlooking the green is accessed via a double glazed front door with a matching window to the side leading through into the hallway which has wood laminate flooring. There are stairs to the first floor accommodation, electric heater.

Wood laminate flooring flows from the hallway into the lounge & through into the kitchen. The 'L' shaped lounge enjoys a triple aspect with large upvc double glazed windows to the front & rear & an additional window to the side. There are two vertical electric heaters, with the feature of the room a fireplace with a log burner on a granite base with alcoves to either side.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring ceramic hob is set into the work surface with oven below & an extractor hood above. A sink with side drainer is set into the work surface. There is an alcove ideal for a fridge or freezer, a upvc double glazed window overlooking the rear garden with a matching window door to the side.

Off the kitchen is an under cover area looking out to the garden, where there is a brick built storage cupboard with power.

Stairs lead up to the first floor where there is access to the loft via a hatch.



The master bedroom is set at the front of the property with a large upvc double glazed window with an electric heater beneath & an additional window to the side aspect. The room benefits from a fitted wardrobe with hanging rail & storage above plus a useful over the stairs cupboard.

The second bedroom is also a double sized room with a upvc double glazed window overlooking the rear garden with an electric heater beneath.

The property has a bathroom & a separate cloakroom with the cloakroom having a wc & an opaque upvc double glazed window. The bathroom has a bath wash a shower attachment & a wash hand basin. The room is partially tiled & has an opaque upvc double glazed window, heated towel rail & a storage cupboard with slatted shelving.

Parking:

The property has off road parking for 3-4 vehicles.

Garden:

The extensive rear garden is predominately laid to lawn & is set to the side of the house with a patio area abutting the property. The garden is enclosed by fencing with gates giving access to both the front & rear. There is a greenhouse, shed, outside light & tap.

Measurements:

Living Room	18'8" (5.69m) x 16'8" (5.09m)
'L' Shaped Room at max measurements	
Kitchen	10'4" (3.16m) x 9'10" (2.99m)
Bedroom 1	16'9" (5.10m) x 9' (2.75m)
Bedroom 2	9'3" (2.84m) x 9'3" (2.82m)
Bathroom	7'6" (2.30m) x 6' (1.83m)
Cloakroom	5'1" (1.56m) x 2'8" (0.82m)

