



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

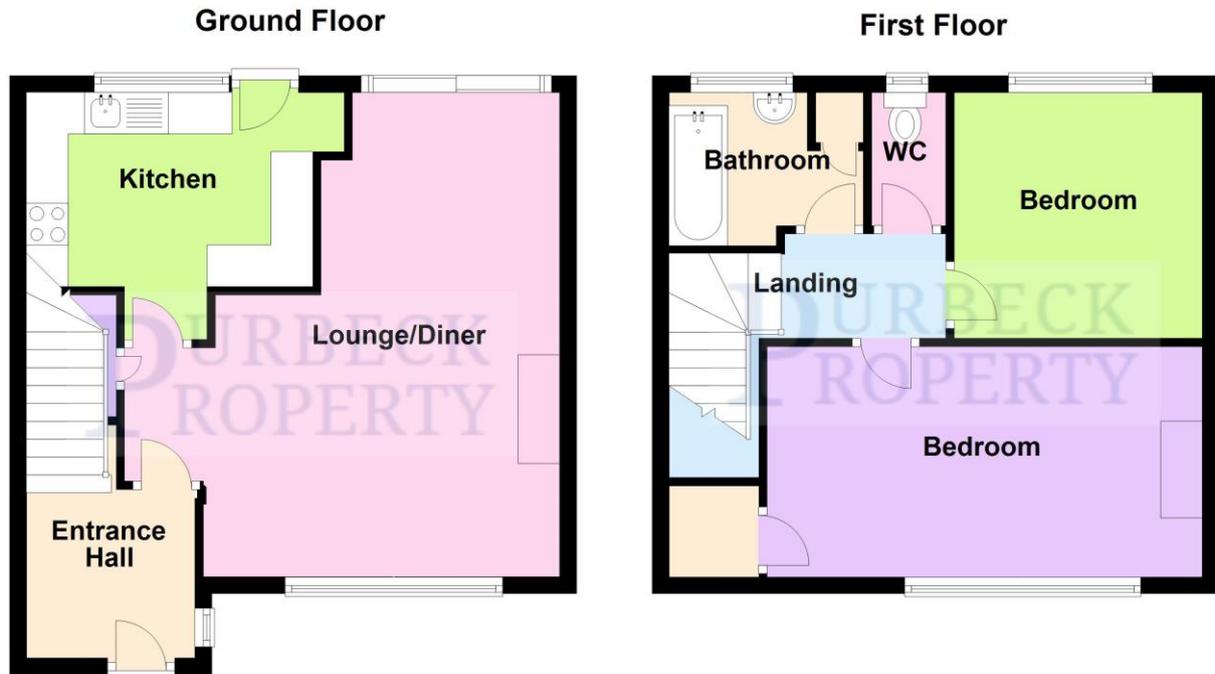
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**AN IMMACULATE 2 BEDROOM HOME CONVENIENTLY LOCATED JUST OUTSIDE OF  
THE TOWN CENTRE WITHIN WALKING DISTANCE OF THE TRAIN STATION.  
INTERNAL VIEWING HIGHLY RECOMMENDED**



# Drax Avenue, Northport, Wareham BH20 4DJ

**PRICE £300,000**



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Plan produced using PlanUp.

## Location:

This immaculate 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 immaculate home is entered through a upvc front door with opaque glass panels into the entrance hall which has strip wood flooring, a radiator and a double glazed window to the side aspect.

The lounge benefits from a double aspect with a upvc double glazed window to the front aspect with a radiator beneath and a double glazed bi-fold doors out to the rear garden. There is a continuation of the wooden flooring, a wood burner with tiled hearth, a radiator and an understairs cupboard.

The modern kitchen has tiled flooring throughout. There are a matching range of cupboards at base and eye level. A sink with side drainer is set into the work surface with splash back tiling. Integral appliances include a four ring hob with chimney style extractor over & an integral oven. There is space and plumbing for a washing machine, space for a freestanding fridge/freezer & space for freestanding slimline dishwasher. A upvc double glazed door with opaque glass panel leads out to rear garden.

Upstairs the first floor accommodation has a modern shower room with a double walk-in shower and two wall mounted shower heads. There is feature wood effect tiling, an opaque upvc double glazed window to the rear aspect, a wash hand basin set into a vanity unit with a mirror above with lighting. The room benefits from an integral cupboard, a heated towel rail, an extractor fan and tiled flooring.

The separate cloakroom has a wc, modern tiled flooring and an opaque upvc double glazed window to rear aspect.

The master bedroom is a large double room with a make-up area with lighting and shelving and a large storage cupboard over the stairs.

Bedroom two is a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath.

### Garden:

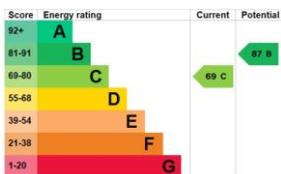
A large decked area abutts the property with an additional decked area to the side of the garden with decorative stone beside. There is an area laid to lawn and a pathway through the garden leading to the rear access. There is a shed with power & light.

### Estate Agents Note:

Please note that the property has solar panels which includes a battery. There are newly fitted windows in the lounge & master bedroom.

### Measurements:

Lounge	18'7" (5.67m) max x 13'6" (4.13m)
Kitchen	10'4" (3.17m) x 9'5" (2.87m) max
Cloakroom	5'2" (1.58m) x 2'7" (.80m)
Bedroom 1	16'10" (5.14m) x 8'10" (2.71m)
Bedroom 2	9'5" (2.88m) x 9'5" (2.88m)
Bathroom	7'5" (2.26m) x 6'1" (1.85m) max



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

