



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

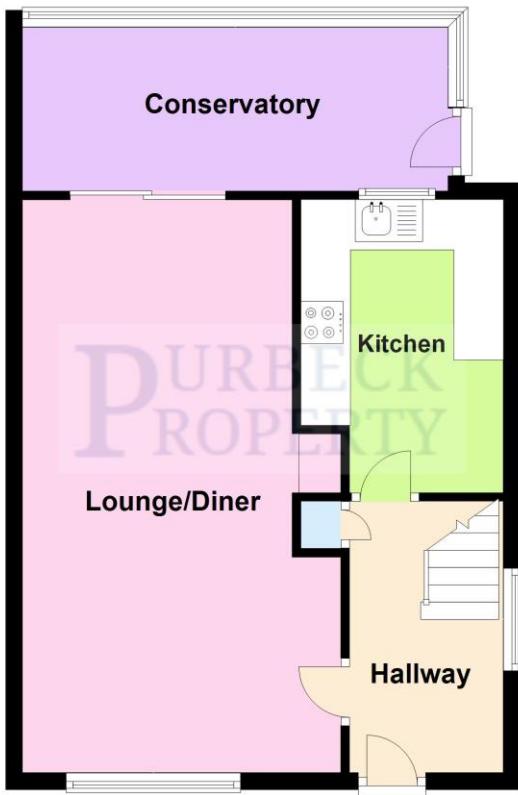
**A 3 BEDROOM FAMILY HOME WITH AN ENCLOSED REAR GARDEN,
GARAGE & PARKING SET IN A CUL DE SAC.
SOME UPDATING REQUIRED.
NO FORWARD CHAIN**



Cranesmoor Close, Bovington, Wareham BH20 6LQ

PRICE £275,000

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:

The property is set in Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops.

Wareham 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 market every Saturday.

Agents Note:

Please note that there is a management charge for the upkeep of the roads & green areas in Cranesmoor Close. Please call our Wareham office for more details.

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The Property:

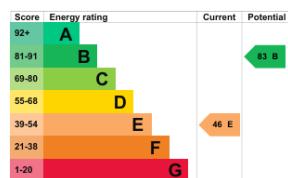
This spacious home is accessed via a upvc front door leading through into the entrance hallway with a upvc double glazed window to the side aspect & stairs up to the first floor accommodation with an understairs storage cupboard. There is also a useful cupboard with shelving, a wall mounted electric heater & tiled flooring flowing through into the kitchen.

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 fitted oven below and extractor above. A bowl sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out into the conservatory and a matching opaque door to the side aspect. There is space and plumbing for a washing machine & space for an under the counter fridge.

The spacious living room has a double aspect with upvc double glazed window out to the front aspect and matching sliding doors out to the conservatory. There is a fireplace with inset electric fire and two wall mounted electric heaters. The conservatory is upvc double glazed constructed with a door out to the rear garden.

Stairs to the first floor accommodation where there is a upvc double glazed window to the side aspect and an entrance to the loft via a hatch.

The master bedroom is set at the front of the property with a upvc double glazed window & an electric heater beneath, the room benefits from two integral cupboards.



The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden. There is an electric heater with the room benefitting from an integral wardrobe with hanging space and storage above.

The third bedroom has a upvc double glazed window overlooking the rear aspect with an electric heater beneath, the room benefits from an over the stair's cupboard.

The bathroom has a double aspect with opaque upvc double glazed windows to the rear and to the side. A suite comprises of a bath with wall mounted electric shower & glass shower screen, a wash hand basin & a wc. There is floor to ceiling tiling, an electric heater, mirror fronted cabinet, shaver point & an extractor fan.

Garage & Parking:

The property is conveyed with a garage which has an up and over door with parking in front. There are visitor's car parking bays within the cul de sac.

Garden:

The front garden is laid to lawn with a path leading up to the front door. The rear garden is enclosed by fencing and laid to lawn with mature shrubs surrounding. There is a large summerhouse at the rear with power & light & a hard standing area ideal for a shed. To the side of the property is a brick built out house with one side open & the other having power and light. A gate gives access to the front.

Measurements:

Living Room	22'5" (6.83m) x 12'4" (3.77m)
Kitchen	11'4" (3.45m) x 8' (2.45m)
Conservatory	16'6" (5.03m) x 6'3" (1.92m)
Bedroom 1	11'5" (3.48m) x 10'1" (3.09m)
Bedroom 2	11' (3.37m) x 8'9" (2.67m)
Bedroom 3	8'7" (2.61m) x 8'2" (2.50m)
Bathroom	7'8" (2.33m) x 5'6" (1.69m)
Summerhouse	12'2" (3.71m) x 12'2" (3.71m)
Workshop	10'8" (3.26m) x 5'11" (1.82m)



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sales@purbeckproperty.co.uk

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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.