



**PURBECK
PROPERTY**

**ONLY 1% COMMISSION
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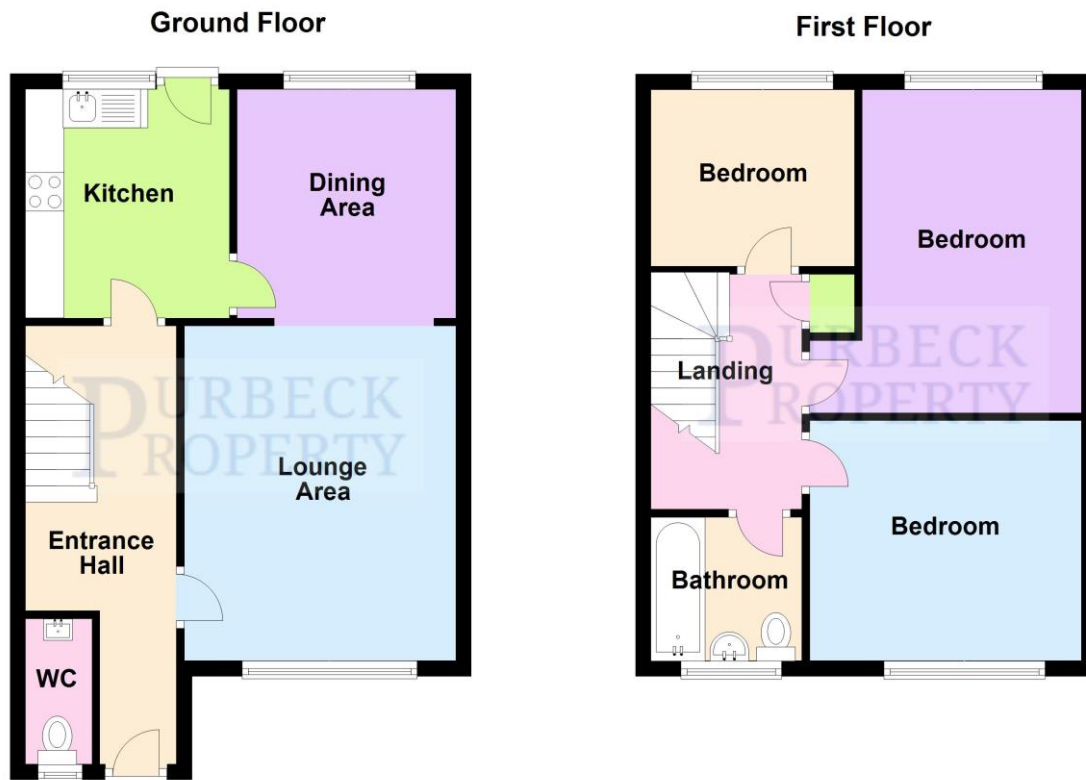
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM HOME SET AT THE END OF A CUL DE SAC IN
THE SOUGHT AFTER NORTHMOOR PARK AREA OF WAREHAM.
SOME UPDATING REQUIRED – NO FORWARD CHAIN**



Bourne Drive, Northmoor Park, Wareham BH20 4SE

PRICE £310,000



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 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. There is also a popular market every Saturday on the Quay.

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The Property:

Set at the end of a cul de sac this 3 bedroom end of terrace home is accessed via an opaque upvc double glazed front door into the entrance hallway which has stairs to the first floor accommodation, an under stairs storage cupboard & an electric storage heater.

The double aspect living room has the lounge set at the front of the property with a upvc double glazed window. There is an electric storage heater & a fireplace with an inset electric fire.

A square arch gives access to the dining room which has a upvc double glazed window overlooking the rear garden & an electric storage heater.

The kitchen has a matching range of cupboards at base & eye level with drawers. A bowl sink with side drainer is set into the work surface with splash back tiling surrounding. There is space & plumbing for a washing machine, space for an upright cooker & fridge/freezer. A upvc double glazed window gives views of the rear garden with a matching opaque door to the side.

Lastly downstairs to the cloakroom which comprises of a wc & a wash hand basin set into a vanity unit. An opaque upvc double glazed window looks out to the front aspect.

Stairs lead up to the first floor accommodation where there is an airing cupboard housing the hot water tank & slatted shelving, & a hatch giving access to the loft.

The master bedroom is set at the front of the property with a upvc double glazed window.

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

The third bedroom overlooks the rear garden with a upvc double glazed window. The room has fitted wardrobes with cupboards to the side.

The family bathroom has a suite comprising of a wc, a wash hand basin & a bath with grab handles, shower attachment & splash back tiling. There is also an opaque upvc double glazed window to the front aspect & a mirror fronted medicine cabinet.

Garage:

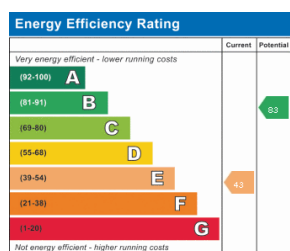
The property is conveyed with a garage set in a block behind the property with an up & over door.

Garden:

The front garden is laid to lawn with a path leading to the front door. The enclosed rear garden is laid to lawn with a patio area abutting the property. There is an outside tap & a gate giving access to the side of the property.

Measurements:

Lounge	13'11" (4.25m) x 11'11" (3.63m)
Dining Room	9'4" (2.85m) x 9'3" (2.83m)
Kitchen	9'4" (2.84m) x 9'3" (2.83m)
Cloakroom	5'7" (1.71m) x 2'6" (0.76m)
Bedroom 1	11'8" (3.56m) x 9'10" (3.02m)
Bedroom 2	13'5" (4.11m) x 9'3" (2.84m)
Bedroom 3	8'7" (2.63m) x 7'5" (2.27m)
Bathroom	7'2" (2.19m) x 5'6" (1.69m)



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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.