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PROPERTY**

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IN WAREHAM**

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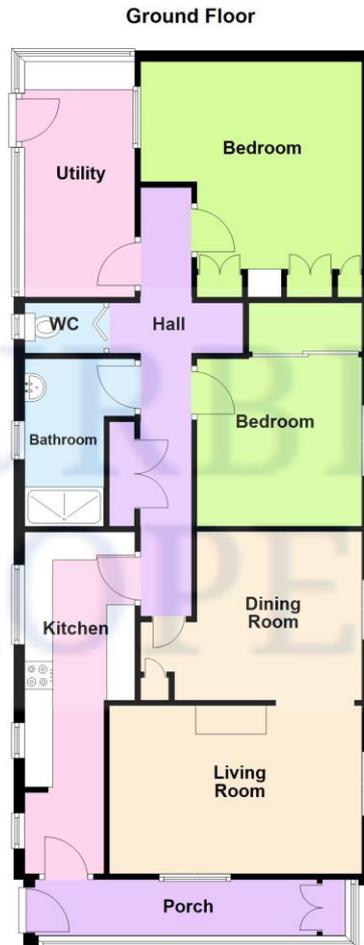
**\*\*CASH BUYERS ONLY\*\***

**A TWO BEDROOM DETACHED BUNGALOW SET ON A GENEROUS PLOT  
BACKING ON TO FIELDS WITH A LONG DRIVEWAY & A DOUBLE GARAGE.  
POTENTIAL TO RE-DEVELOP SUBJECT TO THE RELEVANT PLANNING  
PERMISSIONS**



# Organford Road, Holton Heath, Poole, Dorset BH16 6JY

## Guide Price £240,000-£250,000



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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### Location:

Holton Heath is in the parish of Wareham St Martin & benefits from having its own train station which is on the Weymouth to Waterloo line. The Saxon walled market Town of Wareham is 3 miles away with Poole Town Centre 6 miles away. As well as scenic country walks, there is a convenience store & a doctor's surgery at nearby Sandford.



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### The Property:

The bungalow is accessed at the front through into a porch with tiled flooring, an opaque upvc double glazed door into the main property & a upvc double glazed window to the front aspect. There is a double door storage cupboard.

The kitchen has a storage/boot room area leading through into the main kitchen area which has a matching range of cupboards at base & eye level with drawers & display shelving. There are 3 upvc double glazed windows to the side aspect. A sink with side drainer set into the work surface with splashback tiling surrounding. There is space for an electric cooker, space for an under the counter fridge. An opaque door gives access to the hallway which has a radiator, a double door storage cupboard, access to the loft via a hatch.

The dining room has a upvc double glazed window to the side aspect with a radiator beneath & an airing cupboard housing the boiler. An arch gives access to the lounge which has a upvc double glazed window to the side aspect & a upvc double glazed door to the porch. The room has a Purbeck stone fireplace with space for an inset fire.

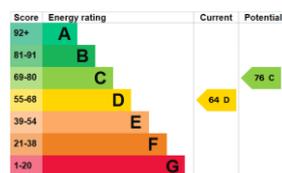
The master bedroom is set at the rear of the property having a double aspect with upvc double glazed windows to either side, a radiator & a range of matching wardrobes & dressing table.

The second double bedroom has a upvc double glazed window to the side aspect with a radiator beneath. The room benefits from sliding door wardrobes with hanging rails & storage space.

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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

The bungalow has the benefit of a separate cloakroom which has a wc, an opaque upvc double glazed window to the side aspect, a radiator & splashback tiling.

The modern shower room comprises of a double shower cubicle with a wall mounted shower & a wash hand basin set into a vanity unit. The room benefits from a heated towel rail, floor to ceiling tiling, a mirror fronted cabinet, an opaque upvc double glazed window to the side aspect & a storage cupboard.

The rear porch has an opaque door from the main hallway. It could be used as a utility room & has a upvc double glazed windows & a matching door out to rear aspect and driveway. There is space & plumbing for a for washing machine.

### Garage & Parking:

The double garage has double doors with a further door giving access to the rear of the garden. To the side is a workshop with a window & door to the rear aspect. A long driveway providing off road parking for several vehicles runs along the side boundary.

### Garden:

The enclosed rear garden has an area laid to patio slab with a double door shed backing out onto woodland/fields. There is a lawned area & a raised deck with views of the fields & woodland. There is also a gravelled area with raised beds & a summerhouse.

### Measurements:

Lounge	14'6" (4.44m) x 9'8" (2.94m)
Dining Room	12'10" (3.92m) x 9'7" (2.92m)
Kitchen	19'7" (5.99m) x 6'4" (1.93m)
Entrance Porch	18'6" (5.66m) x 3'4" (1.03m)
Bedroom 1	13'9" (4.19m) x 12'8" (3.86m)
Bedroom 2	9'7" (2.94m) x 9'6" (2.91m)
Bathroom	9'6" (2.90m) x 6'2" (1.88m)
WC	4'8" (1.42m) x 3'3" (0.94m)
Garage	17'4" (5.28m) x 17' (5.18m)
Workshop	17'4" (5.28m) x 13' (3.98m)

