



**PURBECK
PROPERTY**

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2 BEDROOM CHARACTERFUL COTTAGE WITH A LONG GARDEN
REQUIRING COMPLETE MODERNISATION
SET CLOSE TO THE HISTORIC SECTOR OF WOOL & ITS TRAIN STATION
NO FORWARD CHAIN**



Bindon Lane, Wool, Wareham, BH20 6BN

GUIDE PRICE £275,000



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 located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

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The Property:

This characterful home is accessed via a glazed front door which opens out into the dining room. There is a Purbeck stone fireplace with an inset electric fire & electric radiators to either side, a window to the front aspect & fitted shelving and cabinets.

The lounge has a window to the front aspect & an electric heater. The feature of the room is a fireplace with an inset electric fire.

The kitchen/ breakfast room has a matching range of cupboards at base & eye level with drawers & a sink with side drainer set into the worksurface which also incorporates a spacious breakfast bar. There is space for a number of appliances including a gas cooker, under the counter fridge, space & plumbing for a washing machine & an upright fridge freezer. The breakfast area has an electric radiator, vaulted ceiling & stable door with a glass panel & a matching window out to the rear garden.

The inner hallway gives access to the downstairs shower room & stairs to the first floor accommodation.

Halfway up the staircase is a hot water tank with shelving above & a wall mounted electric heater.

The shower room has a WC, a wash hand basin set into a vanity unit with storage below & drawers to the side. There is a corner shower cubicle with a wall mounted electric shower & splash back tiling surrounding, wall mounted cabinets & an opaque window to the rear aspect.

The stairs lead to the spacious landing which could be used as a dressing area or a home office. There is a window to the front aspect & fitted wardrobes with a hanging rail & storage space.

Bedroom 1 is a double sized room with a window to the front aspect & access to the loft via a hatch.

Bedroom 2 is a double sized room with a double glazed window to the front aspect.

Garden:

The front garden is laid with easy maintenance in mind with patio slabs, raised borders & mature hedges.

The delightful rear garden has been well cared for over the years. It has a patio area abutting the property with raised beds & a path leading down to a greenhouse. Laid to grass at the rear it also has a large summerhouse & a double length workshop/ storage shed with windows overlooking the garden, power & light.

Measurements:

Lounge	12'2"	(3.72m)	x	10'2"	(3.10m)
Dining Room	14'8"	(4.47m)	x	11'4"	(3.45m)
Kitchen	18'9"	(5.72m)	x	10'2"	(3.11m)
Shower room	7'10"	(2.41m)	x	7'1"	(2.16m)
Workshop	7'6"	(2.50m)	x	8'8"	(2.64m)
Bedroom 1	12'8"	(3.87m)	x	8'5"	(2.57m)
Landing	12'8"	(3.86m)	x	7'11"	(2.42m)
Bedroom 2	12'8"	(3.86m)	x	7'7"	(2.32m)

Energy rating and score

This property's energy rating is F. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

