



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A MODERN & WELL PRESENTED 3 BEDROOM FAMILY HOME BENEFITTING
FROM A LONG ENCLOSED REAR GARDEN SET BACKING ONTO A FORSET
INTERNAL VIEWING RECOMMENDED**

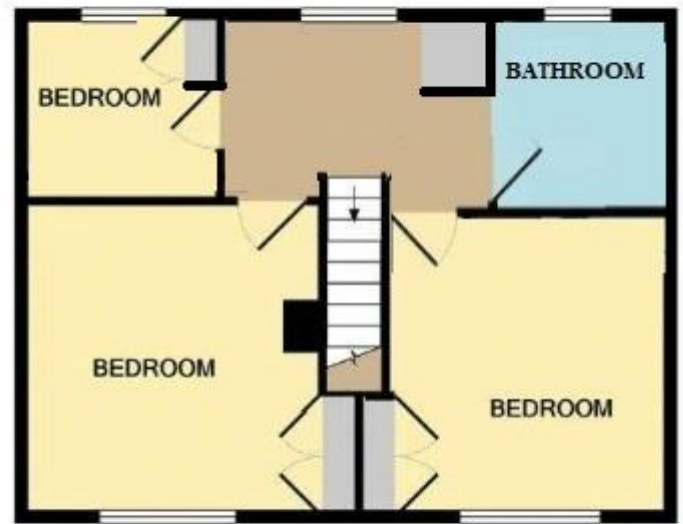


Cologne Road, Bovington, Wareham BH20 6NP

GUIDE PRICE £399,950



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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. Bovington is within proximity to The Tank Museum, Money World, East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial. 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.

Measurements:

Lounge	19'10"	(5.48m)	x	10'7"	(3.24)
Kitchen	13'4"	(4.07m)	x	10'6"	(3.20m)
Conservatory	12'1"	(3.68m)	x	7'10"	(2.40m)
Shower room	6'11"	(2.21m)	x	5'4"	(1.64m)
Bedroom 1	10'7"	(3.23m)	x	9'7"	(2.92m)
Bedroom 2	10'5"	(3.19m)	x	10'5"	(3.19m)
Bedroom 3	8'2"	(2.48m)	x	7'5"	(2.28m)
Bathroom	7'3"	(2.22m)	x	7'5"	(1.70m)

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The Property:

This semi-detached well-presented family home is accessed via a composite double glazed front door which leads through into an entrance hallway. There are stairs to the first floor accommodation with under the stair storage space, a radiator & LDT flowing through into the kitchen/ breakfast room & the living room.

The living room enjoys a double aspect with a upvc double glazed window to front with a radiator beneath & matching patio doors out to the conservatory. The feature of the room is a fireplace with a wood frame surround & an inset flame effect fire.

The conservatory is upvc double glazed constructed with a sliding door out to the rear garden & a poly carbonate roof with wood laminate flooring.

In the modern kitchen/ breakfast room there is a matching range of cupboards at base & eye level with soft closing drawers, a radiator, space for breakfast table & chairs. A four-ring gas hob is set into the work surface with a stainless steel extractor fan above, a sink with a side drainer set into the work surface with splash back tiling surrounding & splash back surrounding. Fitted appliances include an oven, a combination microwave, a dishwasher, space & plumbing for a washing machine & space for an upright fridge freezer. At the rear aspect there is a upvc double glazed back door with a matching window to the side leads to the rear garden & useful under the stairs storage space with shelving.

In the downstairs shower room, there is an opaque upvc double glazed window to the front aspect & comprises of a shower cubicle with rainfall & handheld shower attachments, a wc & a fish bowl wash hand basin set into a vanity unit with cupboards/ storage below. There is also a heated towel rail, floor to ceiling tiling, tiled flooring, extractor fan & a wall mounted electric heater.

Stairs lead up to the spacious first floor landing where there is a upvc double glazed window overlooking the rear garden with a radiator beneath, a storage cupboard with shelving above & access to the loft is via a hatch.

Bedroom 1 is a double sized room & has a upvc double glazed window overlooking the front aspect with a radiator beneath & an integral wardrobe.

Bedroom 2 is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath & a useful storage cupboard comprising of a hanging rail & storage space beneath.

Bedroom 3 has a upvc double glazed window overlooking the rear garden with radiator beneath, integral cupboard with hanging rail and storage space.

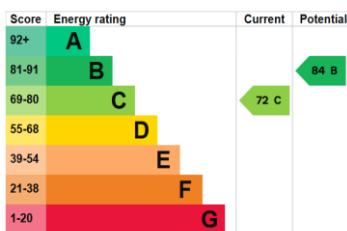
The modern bathroom comprises of a bath with both a rainfall & a handheld shower attachment with splash back tiling surrounding, a wc & a wash hand basin set into the vanity unit with storage below. There is a heated towel rail, an extractor fan, a wall mounted mirror/ cupboard & an opaque upvc double glazed window to the rear aspect.

Garage/ parking

At the front of the property there is a spacious brick paved driveway providing off road parking for a number of vehicles & a garage with an up & over door.

Garden:

At the rear there is a delightful long rear garden which backs onto a forest which is predominantly laid to lawn & enclosed by fencing. There is also a path down the centre, a patio area, a shed, a vegetable patch at the rear & a gate giving access to the driveway.



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



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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.