

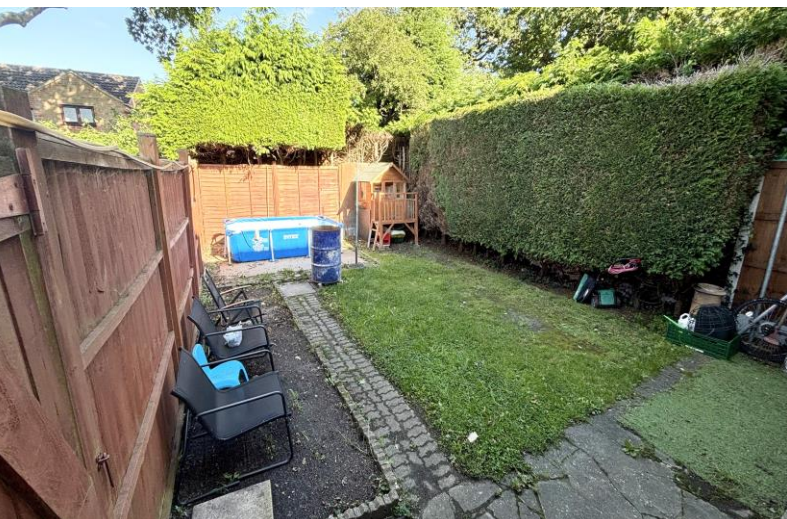


# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 3 BEDROOM END OF TERRACE HOME SET IN THE POPULAR NORTHMOOR AREA  
OF WAREHAM WITH A GARAGE & OFF ROAD PARKING.  
WITHIN WALKING DISTANCE OF THE TRAIN STATION.  
NO FORWARD CHAIN**





# Avon Drive, Northmoor, Wareham BH20 4EL

**PRICE £330,000**



## Location:

The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. 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:

This family home is entered through an opaque upvc double glazed door through into the entrance hallway where there is access into the garage.

The hallway has a radiator & an integral cupboard with shelving with stairs to first floor accommodation.

The lounge has a upvc double glazed window to the front aspect with a sliding door patio with a matching window to the side out to the rear garden. There is also a radiator & a feature fireplace with a tiled hearth.

The kitchen has a matching range of cupboards at base & eye level. There is space & plumbing for a washing machine, space for a freestanding dishwasher, space for freestanding oven with extractor over & space for an under the counter fridge. A sink with side drainer is set into the work surface with splash back tiling surrounding. A upvc double glazed window looks out to the rear aspect with a matching door to the side.

Stairs lead up to the first floor landing.

The master bedroom has a upvc double glazed window overlooking the rear aspect with a radiator beneath.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath.

The third bedroom is also a double sized bedroom with a upvc double glazed window to the rear aspect with a radiator beneath. The room has access to the loft via a hatch.

The bathroom has a suite comprising of a wc, bath with electric shower over & a wash hand basin with splash back tiling. The room also has a radiator & an opaque upvc double glazed window to the front aspect.

### Garage & Parking:

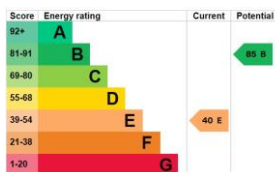
The front of the property has a paved driveway with parking in front of the garage. The garage has an up & over door, power & light.

### Garden:

The rear garden is enclosed by fencing and hedging, it's predominately laid to lawn with a path running down the middle. There is a hard standing area at the rear of the garden and a gate giving access to the side aspect.

### Measurements:

Living Room	20'4" (6.19m) x 12'4" (3.77m)
Kitchen	15' (4.57m) x 8'7" (3.76m)
Bedroom 1	12'4" (3.76m) x 11' (3.35m)
Bedroom 2	11' (3.55m) x 8'11" (2.72m)
Bedroom 3	11' (3.34m) x 8'8" (3.64m)
Bathroom	7'10" (2.39m) x 5'6" (1.67m)
Garage	17'1" (5.20m) x 12'2" (3.71m)



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



5 South Street,  
Wareham,  
Dorset, BH20 4LR  
sales@purbeckproperty.co.uk

Tel 01929 556660  
www.purbeckproperty.co.uk

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.