



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**FREEHOLD INVESTMENT OPPORTUNITY OF A
2 ROOM COMMERCIAL BUILDING & A SELF CONTAINED 3 BEDROOM FLAT
WITH PRIVATE ACCESS, A GARAGE & AN ENCLOSED GARDEN
NO FORWARD CHAIN**



North Street, Wareham, Dorset, BH20 4AD

PRICE £400,000

The Commercial Property:

This commercial property, entirely arranged on ground floor, is accessed through a double locked front door leading into an entrance vestibule which has tiled flooring & a glass panelled door with a window to the side leading through into room 1.

Front Office is a spacious room with a window to the front aspect, wall mounted electric heaters, a cupboard housing meters & a square arch into the second room.

Office 2 is a spacious room with electric heaters & an opaque glass panelled doors through into the flat access.

The kitchen has work surfaces with base level cupboards, a sink with side drainer set into the work surface with splash back tiling surrounding, a radiator & a upvc double glazed window out to the rear aspect.

The downstairs shower room comprises of a wash hand basin with splash back tiling surrounding, a wc, a double shower cubicle, floor to ceiling tiling, an electric wall mounted shower, extractor fan & a heated towel rail.

Measurements:

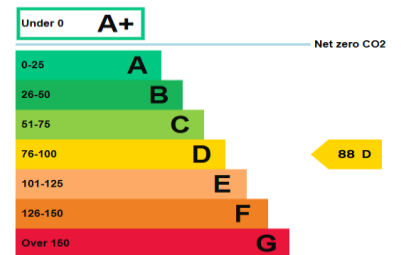
Front Office	24'1"	(7.35m)	x	14'	(4.27m)
Office 2	17'4"	(4.99m)	x	13'8"	(4.16m)
Kitchen	10'3"	(3.14m)	x	7'7"	(2.32m)
Bathroom	10'4"	(3.17m)	x	3'11"	(1.19m)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.



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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 obtaining 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.

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PRICE £400,000

The Residential Property:

The upstairs flat is accessed via a upvc double glazed door with a matching sliding door to the side leading through into a spacious open plan kitchen/ Diner/ Lounge. The kitchen area comprises of a matching range of cupboards at base & eye level. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space & plumbing for a washing machine & a dishwasher, space for an electric cooker & space for a fridge/ freezer. There is also a breakfast bar with cupboards & drawers below, wood flooring & an electric radiator. The lounge area comprises of an electric radiator & a chimney breast with under lighting.

The master bedroom is a spacious room with a glass panelled widow to the front aspect, an electric heater & a fireplace with useful alcoves to either side.

The stairs lead up to the first floor accommodation with the landing giving access to the loft via two hatches & a coats cupboard with a hanging rail & a storage space.

The modern shower room comprises of a wash hand basin set into a vanity unit with storage below, floor to ceiling tiling, a corner shower cubicle with a wall mounted electric shower, a wc, heated towel rail & a main electric water heater for the whole flat AAA rated.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear aspect & an electric heater. There are two fitted wardrobes either side of the chimney breast with a hanging rails & storage space.

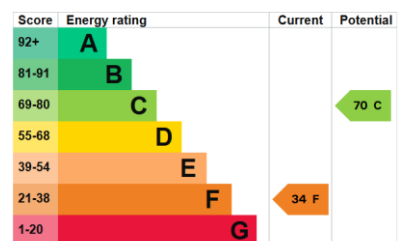
The third bedroom is a single sized room with a window to the front aspect.

Garage/ Garden:

The rear of the property has a double garage with an up & over door & a gate giving access to the garden. There is a long enclosed garden with mature trees, lawn & a shed. Steps lead up to a veranda giving access to the flat.

Measurements

Lounge/ Kitchen	24'6" (7.79m) x 13'7" (4.14m)
Bedroom 1	14'5" (4.41m) x 11'11" (3.63m)
Bedroom 2	10'6" (3.21m) x 11'9" (3.63m)
Bedroom 3	7'5" (2.27m) x 7'3" (2.23m)
Bathroom	7'3" (2.21m) x 5'2" (1.59m)



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

