



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

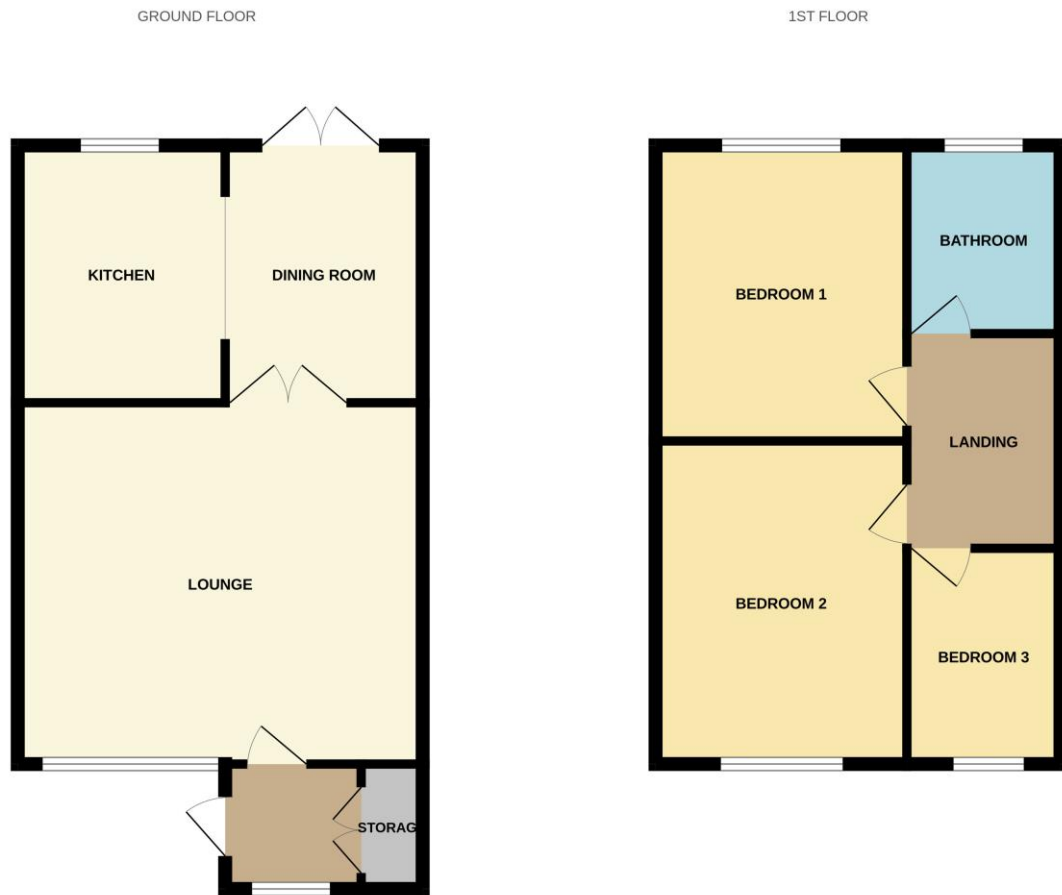
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM FAMILY HOME REQUIRING SOME UPDATING SET IN
THE POPULAR RESIDENTIAL LOCATION OF NORTHMOOR JUST
OUTSIDE OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Stour Drive, Northmoor, Wareham, Dorset BH20 4EW

PRICE £325,000



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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Location:

The property is set just outside of Wareham town centre with the train station being 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 home at the end of a cul de sac is accessed via an opaque upvc front door leading through into an entrance vestibule with a matching window to the side. A cupboard houses the meters & a further door leads through into spacious living with stairs leading up to the first floor accommodation. A upvc double glazed window looks out to the front aspect. The room benefits from an open fireplace with brick surround, tiled base & shelf above. Double glass panelled doors lead through into the dining room which has wood laminate flooring, patio doors out to the rear garden, a radiator, a cupboard with shelving above & a square arch leads through into the kitchen.

The kitchen has a matching range of cupboards at base and eye level with soft closing drawers & an integral wine rack. There is space for a gas hob, space & plumbing for washing machine & dishwasher, integral fridge, integral freezer, one and a quarter bowl sink with side drainer set into work surface with splashback tiling surrounding and a upvc double glazed window overlooking the rear garden.

Stairs to first floor landing where there is access to the loft via a hatch.

The master bedroom has a upvc double glazed window to 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. There is a cupboard housing the boiler with slatted shelving & an

additional corner wardrobe with a hanging rail & shelving above.

The third bedroom has a upvc double glazed window to the front aspect with a radiator beneath.

The family bathroom comprises of a bath, a wc, a wash hand basin set into the vanity unit with storage below & separate shower cubicle with a wall mounted shower. The room is fully tiled & has opaque upvc double glazed window to the rear aspect & a heated towel rail.

Garage & Parking:

The property has a garage with an up and over door with parking in front.

Garden:

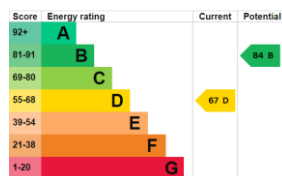
The enclosed rear garden has a back gate with a path giving access, a large decking area and raised beds with mature shrubs surrounding.

Measurements:

Lounge	17' (5.19m) x 15'4" (4.68m)
Dining Room	10'7" (3.22m) x 8'6" (2.60m)
Kitchen	10'9" (3.29m) x 8' (2.45m)
Bedroom 1	10'11" (3.33m) x 10'7" (3.24m)
Bedroom 2	12'11" (3.94m) x 9'3" (2.83m)
Bedroom 3	9'2" (2.80m) x 7'5" (2.26m)
Bathroom	7'8" (2.35m) x 5'11" (1.81m)

Agents Note:

Please note that thw property has recently has new upvc double glazed windows & doors installed, painted throughout & had new carpets.



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.