



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS & CHARACTERFUL VICTORIAN HOUSE SET ON
THE EDGE OF WAREHAM TOWN CENTRE WITH THE BENEFIT
OF A LARGE LOFT ROOM.
NO FORWARD CHAIN**



Elm Villas, North Street, Wareham BH20 4AE

PRICE £367,000



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 on the edge of the Saxon Walled Town of Wareham. 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. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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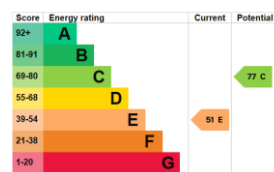
The Property:

This characterful home with spacious rooms & high ceiling is accessed at the front through a glass panelled door into the entrance hallway where there are stairs to the first-floor accommodation & a radiator.

The lounge/diner enjoys a dual aspect with a bay window at the front of the property overlooking the private front garden. A feature of the room is a fireplace with wood surround & a tiled hearth with alcoves to either side, one with fitted shelving. The lounge area flows through in the dining area which has a window overlooking the rear garden with a radiator beneath.

The modern country style kitchen has a matching range of cupboards at base & eye level with display shelving. A sink with side drainer is set into work surface with splashback tiling surrounding. There is space & plumbing for a dishwasher, space for a fridge/freezer. A four-ring gas hob is set into the work surface with an electric oven below, splashback tiling surrounding and display shelving. There is a window overlooking the rear courtyard.

A door from the kitchen leads into the utility room where there are matching base units. There is space & plumbing for a washing machine. A door gives access out to the rear courtyard with windows to either side of the courtyard. Off this room is the downstairs cloakroom which has a wc & a window to the side aspect.



Stairs lead up to a half landing which gives access to the third bedroom with wood flooring flowing throughout. There is a window to the rear aspect & a radiator.

The main bedroom has a bay window overlooking the front garden with a radiator & wood flooring flowing throughout.

The second bedroom is a double size room with a window overlooking the rear aspect with a radiator beneath. There is wood flooring & a cupboard housing the boiler with shelving.

The modern bathroom has a window overlooking the front garden. There is a suite comprising of a shower cubicle with floor to ceiling tiling, a wc & a wash hand basin set into a vanity unit with a mirror & light over. The room has tiled flooring, a shaver point & a heated towel rail.

Stairs lead up from the landing to a spacious loft room which has 2 Velux windows, a radiator & access to under the eaves loft space.

Garden:

The rear garden has a patio area abutting the property, with a gate giving access to Shatters Hill. There is an outside tap & access to the front aspect. The front garden is mainly laid to lawn with mature shrubs & hedging.

Measurements:

Lounge/Diner	26' (7.94m) into bay x 13'5" (4.10m)
Kitchen	10'1" (3.03m) x 9'10" (3.25m)
Utility Room	10' (3.03m) x 9' (2.92m)
Bedroom 1	13'1" (4.04m) x 11'5" (3.49m)
Bedroom 2	12'7" (3.85m) x 11'5" (3.49m)
Bedroom 3	10'9" (3.29m) x 9'10" (3.01m)
Bathroom	7'6" (2.03m) x 5'10" (1.78m)
Loft Room	17'7" (5.83m) max 12'7" (3.54m)

