



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL KEPT & SPACIOUS 2 DOUBLE BEDROOM BUNGALOW
TUCKED AWAY AT THE END OF A CUL DE SAC
WITH A PRIVATE REAR GARDEN.
NO FORWARD CHAIN**



Lampton Close, Wool, Wareham, Dorset BH20 6EW

PRICE £385,000



Total area: approx. 96.3 sq. metres (1036.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. Wareham, which is a Saxon walled town with its own train station 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 popular market every Saturday on Wareham quay.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

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

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The Property:

This tucked away two bedroom bungalow is accessed via a glass panelled front door, with matching opaque double glazed side panels, leading into a welcoming entrance hallway. The hallway benefits from a radiator, loft access via a hatch & an airing cupboard housing the hot water tank with slatted shelving above for additional storage.

The kitchen is fitted with a matching range of cupboards at base and eye-level. A four-ring electric ceramic hob set into the work surface with an integrated oven. A sink with a side drainer set into the work surface with splash back tiling surrounding. There is space and plumbing for two additional under counter appliances, a wall mounted boiler & a double glazed window overlooks the front garden with upvc double glazed door allowing access to the side garden.

The spacious living room has a feature Purbeck stone fireplace with space for an inset fire & a matching television stand to the side. Double glazed sliding patio doors open directly into the conservatory.

The conservatory is constructed with double-glazed wood framed windows & a polycarbonate roof. Doors open onto the rear garden, the room also benefits from power points & a radiator.

The master bedroom is a double sized room with a UPVC double-glazed window overlooking the rear garden with a radiator beneath. It benefits from a quadruple mirrored sliding-door wardrobe, with hanging rails & storage space.

The second bedroom is a double sized room, featuring a double-glazed window overlooking the front aspect

with a radiator below. The room benefits from built-in storage, including both a double wardrobe and a single wardrobe.

The bathroom comprises of a bath with a wall mounted electric shower & concertina shower door., a wc & a wash hand basin. The room benefits from floor to ceiling tiling, tiled flooring & an opaque double glazed window to the front aspect.

Garden

The front garden is laid to lawn with a path leading to the front, outside tap & mature shrubs in borders surrounding. The rear garden has a patio area abutting the property with a path leading to the side, predominantly laid to lawn & enclosed by fencing with mature shrubs & plants with rear access into the garage and shed.

Garage/Parking

The property has a tarmac drive leading up to the garage with an up and over door.

Measurements:

Lounge	18' (5.49m) x 11'10" (3.62m)
Kitchen	11'7" (3.55m) x 8'7" (2.63m)
Conservatory	12'10" (3.91m) x 6'5" (1.96m)
Garage	17'1" (5.21m) x 8'2" (2.49m)
Workshop	7'1" (2.18m) x 8'7" (2.61m)
Bedroom 1	13'1" (3.99m) x 11'10" (3.62m)
Bedroom 2	9'8" (2.95m) x 11'7" (3.55m)
Bathroom	7'5" (2.26m) x 7' (2.14m)

