



Wool

Spacious 3 bedroom semi-detached with garage & garden
EPC Rating: Band C

£260,000

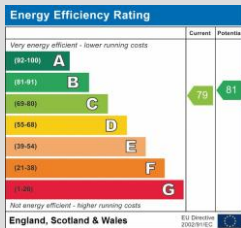




**Dorchester Road, Wool,
Wareham, Dorset, BH20 6EL.**

SPACIOUS & WELL PRESENTED SEMI-DETACHED HOUSE IN A POPULAR VILLAGE LOCATION

- Spacious & well presented
 - Enclosed rear garden
- 3 Bedrooms • En-suite to master bedroom • Fitted wardrobes to 2 bedrooms • Double glazing
- Gas fired central heating • Garage
 - Off road parking • Popular development within village (ref: 799028)



The Property

Situated within a popular residential location, is this spacious and well-presented 3 bedroom semi-detached house.

The front door leads through to the entrance hall. Access can be gained to the downstairs cloakroom, with low flush WC and wash hand basin. Door from the entrance hall leads through to the living room, which is a good size room with double doors leading onto the rear garden. The dining room also enjoys an aspect onto the rear garden. The kitchen comprises a range of base and eye level wall mounted storage cupboards with work surfaces over, inset stainless steel sink with 4 ring gas hob and electric oven. There is an understairs storage cupboard which can be accessed from the kitchen.

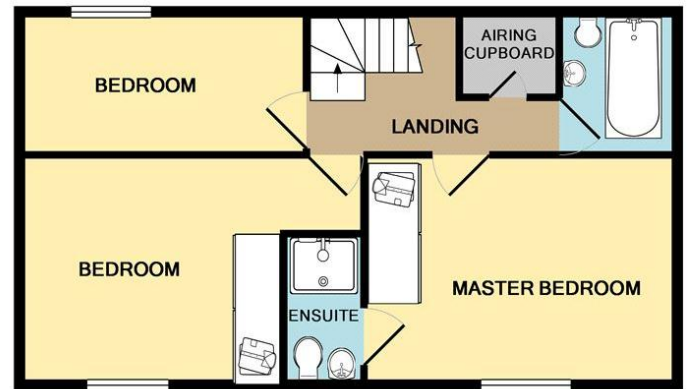
Stairs rise to the first floor landing, where there are 3 good size bedrooms. Bedroom 1 benefits from fitted wardrobes and an aspect over the rear garden. Door leads through to an en-suite shower room, which comprises an enclosed shower cubicle, wash hand basin, low flush WC and heated towel rail. Bedroom 2 also benefits from having fitted wardrobes. Bedroom 3 could accommodate a single bed and has an aspect over the front of the property. The family bathroom comprises a panel enclosed bath with shower over, low flush WC and a wash hand basin.

Outside

The rear garden is mainly laid to lawn, with a pathway leading to the rear of the garden. There is also a patio area for outside dining. A garage is located just outside of the walled garden, along with space for parking.



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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| | |
|-------------|-------------------------------------|
| Living Room | 4.91m (16'1) x 2.93m (9'7) |
| Dining Room | 2.85m (9'4) x 2.44m (8'0) |
| Kitchen | 3.81m (12'6) max x 2.49m (8'2) max |
| Bedroom 1 | 3.04m (10') x 2.95m (9'8) |
| Bedroom 2 | 4.31m (14'2) max x 3.06m (10'0) max |
| Bedroom 3 | 2.97m (9'9) x 1.89m (6'2) |

Brochure prepared by George Patey

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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