

FOR SALE

£325,000 Freehold



## 50 Trent Drive, Wareham, Dorset. BH20 4DF

- Terraced Bungalow
- Two Double Bedrooms
- No Forward Chain
- Spacious Living Room
- Sun Room
- South East Facing Garden
- Large Porch & Hallway
- Shower Room
- Garage & Driveway
- Walking Distance to Wareham Town Centre



## PROPERTY DESCRIPTION

Charming Two-Bedroom Mid-Terraced Bungalow in Trent Drive, Wareham, Offered with No Forward Chain.

Situated in Trent Drive, this bright and airy two-bedroom mid-terraced bungalow offers a perfect opportunity to incorporate your own style and finish. Within walking distance of Wareham town centre and the train station, this property is ideal for those seeking easy access to local amenities and transport links.

The bungalow boasts a practical layout, beginning with a welcoming large porch leading into a generous hallway. The living areas include a good-sized lounge with a delightful sun room that opens directly onto the south-east facing landscaped rear garden—perfect for outdoor relaxation or entertaining. A gate from the garden provides access to a green area.

The kitchen is both spacious and functional, with ample room for appliances. It currently houses a freestanding fridge-freezer, gas cooker, and washing machine. The property benefits from a shower room and two well-proportioned double bedrooms. The main bedroom currently has fitted wardrobes. Off of the hallway there is a W.C.

Externally, the property offers excellent off-road parking with a driveway that accommodates at least two cars. There is also a garage, providing additional storage.

This bungalow is offered for sale with no forward chain, ensuring a smooth and straightforward purchase. Whether you are a first-time buyer, downsizing, or seeking a second home or investment, this property presents an excellent opportunity to own a well-proportioned home in a great location.

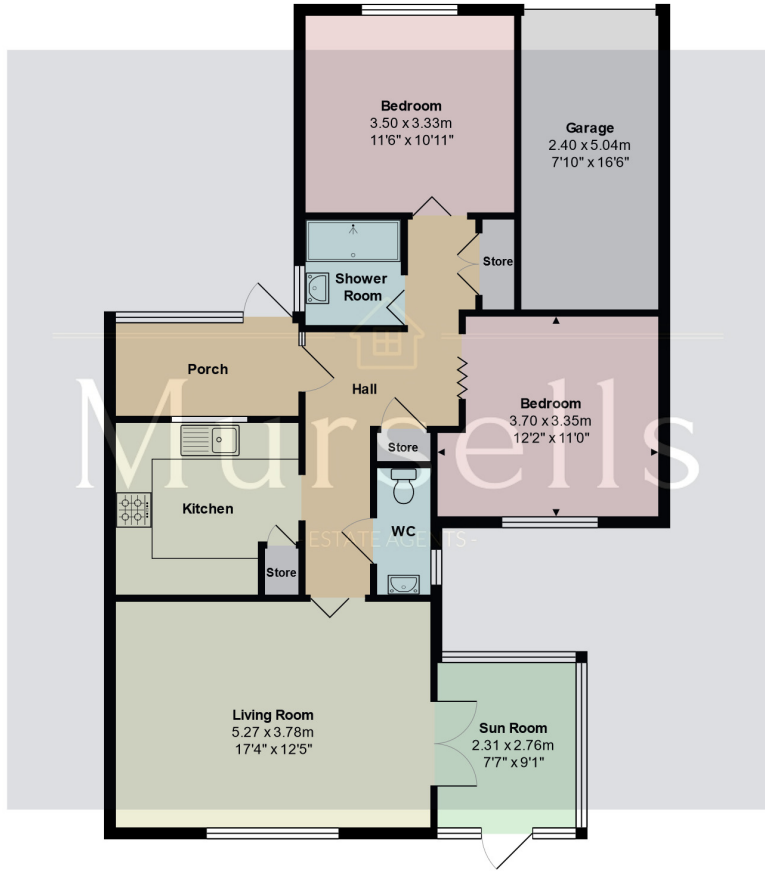


## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total Area: 82.0 m<sup>2</sup> ... 882 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		62	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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