













## 16 Monmouth Road, Wareham, Dorset BH20 4QF

## £550,000 Freehold

\*\* NO FORWARD CHAIN \*\* A superb four/five bedroom semi-detatched house, ideally situated in this quiet residential road, adjacent to the recreation ground in the quaint town of Wareham; just a short stroll to the heart of the town, with its array of local shops, eateries and the scenic riverside pubs. This property is full of potential, but does require some modernisation. Viewing is a must to not only appreciate it's fantastic location, but also the 1900sqft of versatile accommodation on offer which comprises 21' lounge, dining area, kitchen/breakfast room, utility room, study/bedroom five, downstairs wet room, four further bedrooms, en suite and bathroom. Externally, the property boasts a Westerly aspect garden with lawned area and sun patio. To the front, the driveway provides off road parking which in turn leads to a garage. Further features of this family home include: feature fire place to lounge, gas central heating, and UPVC double glazing. Nearby schools - St Mary CE Primary and The Purbeck School.

info@anthonydavid.co.uk www.anthonydavid.co.uk 01202 677444



## TOTAL FLOOR AREA: 1904 sq.ft. (176.9 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windrows, coms 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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Entrance Hall Doors to

Lounge 21' 4" x 14' 6" (6.50m x 4.42m)

Dining Area 11' 6" x 10' 11" (3.51m x 3.33m)

Kitchen/Breakfast Room 20' 5" x 12' 11" (6.22m x 3.94m)

Utility Room 9' 7" x 9' 6" (2.92m x 2.90m)

Bedrooms Five/Study 10' 0" x 8' 0" (3.05m x 2.44m)

Wet Room 8' 0" x 5' 5" (2.44m x 1.65m)

Landing Doors to

Bedroom One 12' 11" x 12' 9" (3.94m x 3.89m)

En-Suite Shower 8' 9" x 7' 8" (2.67m x 2.34m)

Bedroom Two 14' 7" x 11' 7" (4.45m x 3.53m)

Bedroom Three 11' 0" x 8' 5" (3.35m x 2.57m)

Bedroom Four 10' 0" x 8' 1" (3.05m x 2.46m)

Bathroom 8' 0" x 5' 5" (2.44m x 1.65m)

Garage Integral

Garden Westerly aspect

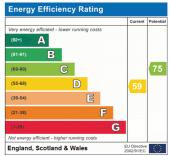
Council Tax Band D











Property Misdescriptions Act 1991

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