



Elm Villas, North Street, Wareham BH20 4AE  
£1,600 Per Calendar Month

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DORSET & NEW FOREST ESTATE AGENTS









Set within the historic Wareham Walls, this charming semi-detached villa has just undergone a full programme of refurbishment throughout. It now offers elegant modern living combined with many of the character features beloved of this era of property.

You are ideally positioned just a short stroll from the shops, restaurants and facilities of Wareham town centre, as well as the train station with mainline services to London Waterloo. The river is also within easy reach, as well as a variety of footpath walks.

The spacious accommodation features two separate reception rooms, a newly modernised kitchen/breakfast room and cloakroom to the ground floor. From the entrance hall, stairs rise to the first floor where three double bedrooms and a newly modernised shower room are found. Heating and hot water are provided via a gas combi boiler. The property also features outdoor terrace areas to both the front and rear, providing ideal easy maintenance outside space. Although the property does not have off road parking, there are nearby unrestricted on road spaces and we understand parking may be available at the church opposite by separate agreement.

A delightful home ideally positioned to enjoy all that Wareham and its surrounding areas has to offer.

## KEY FEATURES

- Victorian Semi-Detached Villa in Wareham Town Centre
  - Spacious Three Double Bedroom Home
    - Two Separate Reception Rooms
- Newly Refurbished Throughout Yet Retaining Character Features
- Modernised First Floor Shower Room & Ground Floor Cloakroom
  - Large Front & Rear Outside Terrace Areas
    - Close to the River & Footpath Walks
- Just a Short Stroll to Town Centre Shops, Restaurants & Facilities
  - Excellent Road & Rail Transport Links
- Offered Unfurnished on a 12 Month Initial Tenancy Agreement









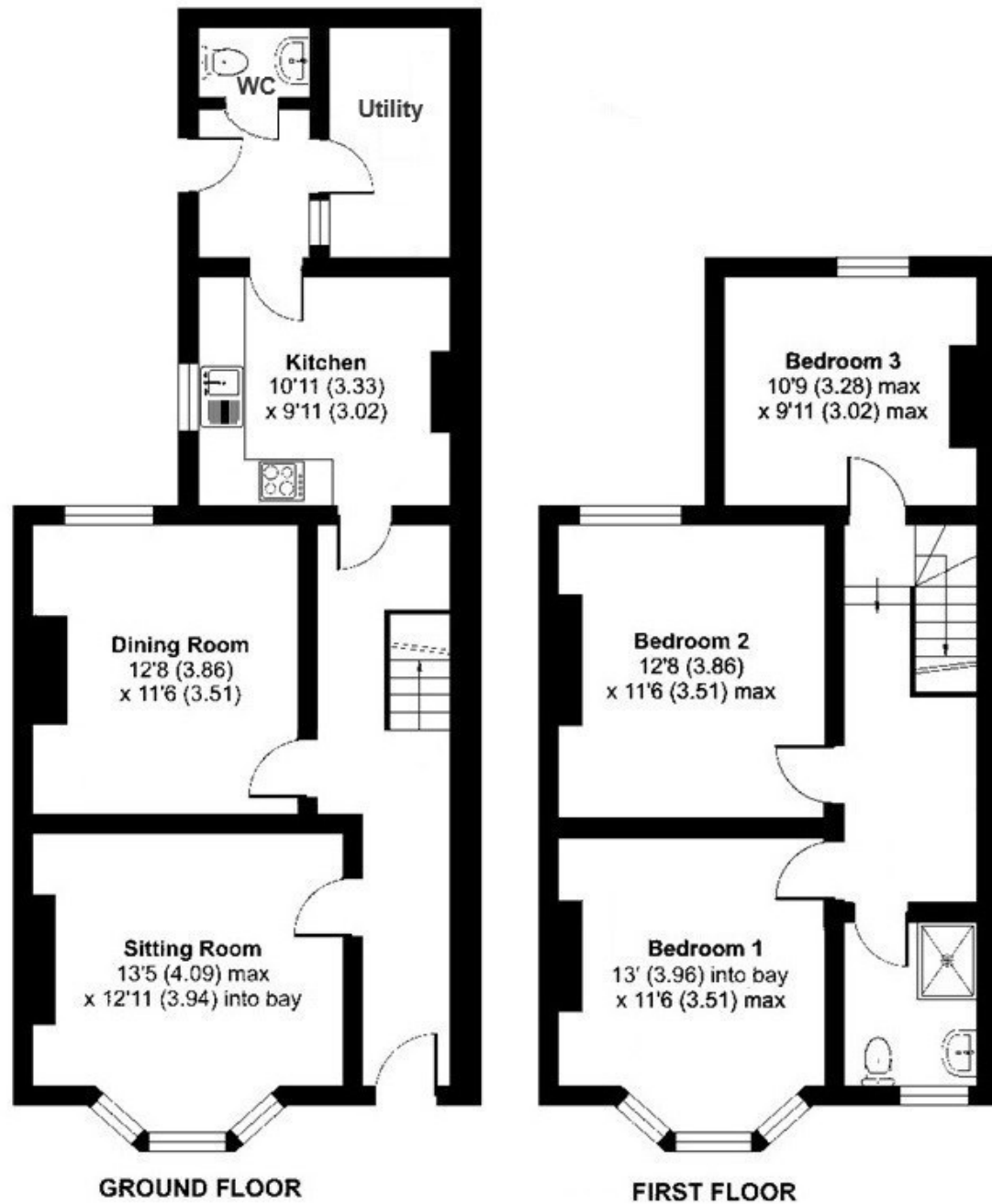








# FLOORPLAN



Approximate Area = 1252 sq ft / 116.3 sq m

For identification only - Not to scale





## ADDITIONAL INFORMATION

Council Tax: Band D - Dorset Council

Rent: £1,600 per calendar month

Deposit: £1,846

Furnishing: Unfurnished

Availability: Autumn 2024, exact date TBC on an initial 12 month tenancy agreement.

Parking: On road parking only











## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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