



Elm Villas, North Street, Wareham BH20 4AE
£367,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



CHARMING VICTORIAN HOME IN A SOUGHT-AFTER LOCATION BY THE HISTORIC SAXON WALLS

Set within Wareham's iconic Saxon Walls, this beautifully presented Victorian semi-detached property offers charm, character and generous living spaces throughout. Bright, versatile and full of period features, it is ideal as a full-time residence, second home or holiday let. Arranged with principal accommodation over two floors, with a loft conversion creating a third floor, the property provides three well-proportioned bedrooms with a bonus loft / hobby room and a choice of inviting living areas.

The entrance hall leads through to the ground floor accommodation. The spacious and open lounge/dining room is a standout feature, with abundant natural light from a large bay window to the front and a further window to the rear. High ceilings, picture rails and a charming feature fireplace enhance the room's period appeal. The country-style kitchen offers ample cupboard space, built-in appliances and undercounter space for a dishwasher. A large sash window ensures the space remains bright and airy. Adjacent to the kitchen, a useful utility/store room provides additional storage, a sink and space for white goods, perfect for returning from the riverside walks that are right on your doorstep. A convenient ground floor WC completes this level.

The first floor hosts three bedrooms along with the family shower room. Bedroom one is a generous double, featuring a bay window with wonderful views over the river and across Wareham Common. Bedroom two is also a spacious double with built-in wardrobes, while bedroom three offers flexibility as a comfortable bedroom or dedicated home office. The modern family shower room includes a corner shower, WC and vanity basin. A loft conversion then provides a spacious loft / hobby room and completes the accommodation.

Outside, the front garden with lawn, flower borders and established shrubs provides a warm welcome and a lovely spot to enjoy the summer sun and is a great welcome to the property. The rear of the property features a private courtyard garden with an attractive east/south aspect, perfect for enjoying a peaceful morning coffee or al fresco dining. A further feature is being able to listen to the gentle flow of the river from garden.

The property is located in the heart of Wareham, where you are just moments from a variety of local eateries, boutique shops, the renowned Rex Cinema, the picturesque quay and the mainline train station ideal for travel to Swanage, Poole or Bournemouth as well as further afield.

Viewing is highly recommended to appreciate this unique and characterful home.







KEY FEATURES

- Character Semi-Detached Property
- Three First Floor Bedrooms & Two Reception Rooms
- Loft Conversion Providing Additional Spacious Room
 - High Ceilings and Original Features
 - Good Decorative Order Throughout
 - Easy to Maintain Garden
- Near to Train Station for Transport Links
- Short Walk to Town Centre Shops & Facilities
 - Ideal Long Term Let / Holiday Let
 - No Forward Chain





ADDITIONAL INFORMATION

Tenure

Freehold

Council Tax

Band D - Dorset Council







FLOORPLAN

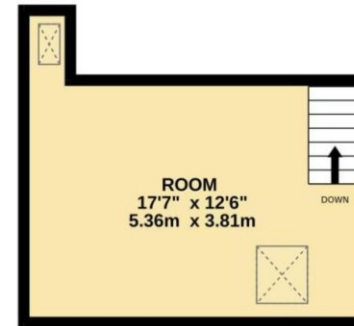
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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