



43 East Street, Wareham BH20 4NW  
Offers Over £400,000

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DORSET & NEW FOREST ESTATE AGENTS





## A RARE OPPORTUNITY TO SECURE A PRIVATE, CENTRALLY LOCATED DETACHED BUNGALOW WITH SUNNY WRAPAROUND GARDENS AND EXCELLENT POTENTIAL JUST MOMENTS FROM WAREHAM TOWN CENTRE.

Tucked just off East Street, this two-bedroom detached bungalow offers exceptional privacy and peace while being only a two-minute stroll from Wareham town centre. A rare find in such a central location, the home sits within beautiful wraparound gardens that enjoy late afternoon and evening sun, perfect for relaxing outdoors.

One of the standout features is the large double garage, accessible directly from the rear garden, providing excellent storage for bikes, kayaks, paddleboards and more.

Inside, the handy entrance hall offers space for coats and boots before leading into the main accommodation. To the right is a convenient cloakroom, complete with WC, wash basin, plumbing for a washing machine and the Worcester boiler. The spacious kitchen includes a full range of fitted units, a double sink with views to the front, a gas hob, double electric oven and space for further appliances. From here, a door opens into the generous living room, where sliding doors flow straight onto the patio and garden. With ample room for both dining and lounge furniture, plus an additional window bringing in extra natural light, this is a bright and inviting space to relax and entertain.

There are two double bedrooms, both well-proportioned. Bedroom one is particularly spacious, with a lovely outlook over the rear garden. Bedroom two also overlooks the garden and would make an ideal guest room or home office. The family bathroom includes a bath with shower over, WC, wash basin and a heated towel rail.

Outside, the west-facing gardens are a real highlight. Rare this close to Wareham's centre, the outdoor space offers multiple lawns, patio areas and sunny spots throughout the year, providing endless scope to personalise and enjoy.

Just moments from the quay, riverside walks and surrounding countryside, this bungalow blends convenience, privacy and potential, a fantastic opportunity for those looking to modernise and make a home truly their own.



## KEY FEATURES

- Spacious Detached Bungalow
- In Need of Some Refurbishment & Modernisation Throughout
- Spacious Living Room & Separate Kitchen/Breakfast Room
  - Two Double Bedrooms
- Family Bathroom & Separate Guest Cloakroom
  - Spacious Loft
- West Facing Secluded Rear Garden
  - Detached Double Garage
- Short Walk to Town Centre Shops & Facilities
  - No Forward Chain





## ADDITIONAL INFORMATION

**Tenure**

Freehold

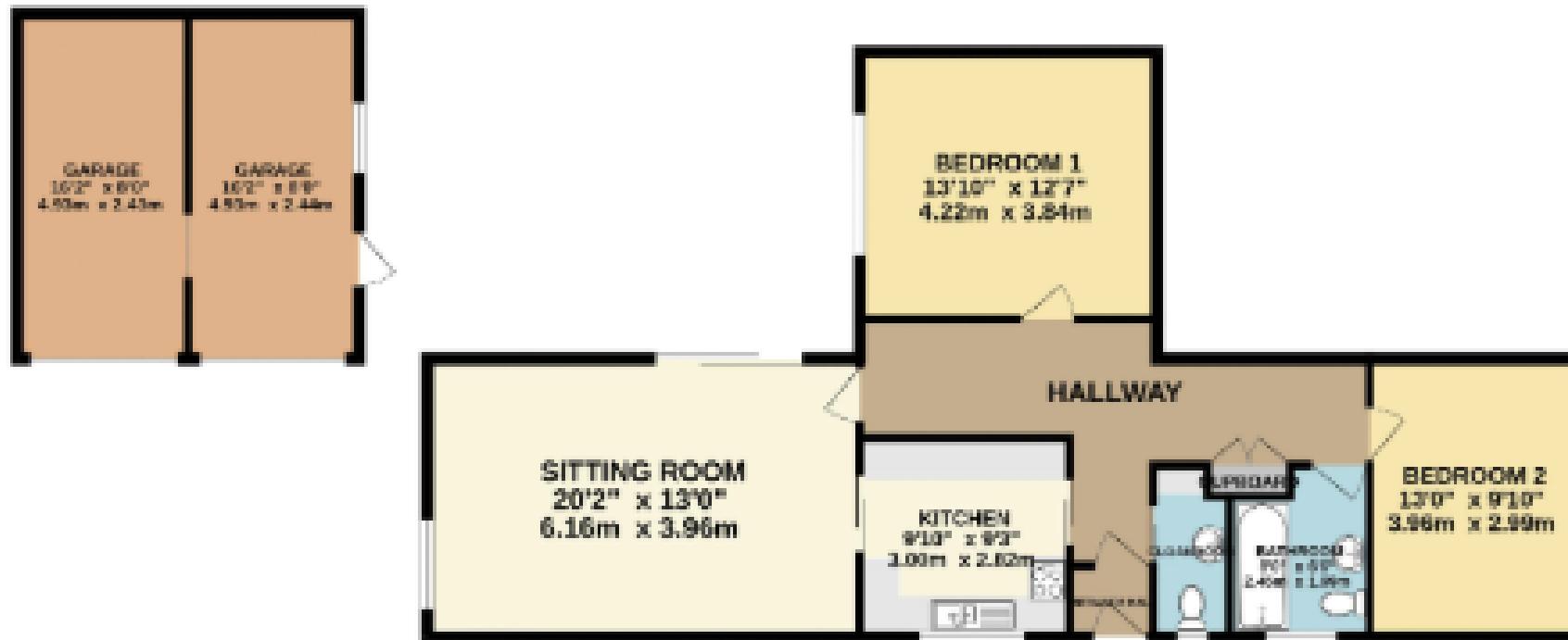
**Council Tax**

Band E - Dorset Council



## FLOORPLAN

### GROUND FLOOR 1158 sq.ft. (107.6 sq.m.) approx.



#### 2 BED BUNGALOW

TOTAL FLOOR AREA - 1158 sq.ft. (107.6 sq.m.) approx.

While every effort 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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee can be given by the selling agent in respect of any fixtures, fittings or appliances.





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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