



19 Forest Edge Road, Wareham BH20 7BY

Situated on this popular established development is this four bedroom detached family home offered for sale with No Forward Chain.

EPC: TBC Council Tax Band: E Price: £450,000 Freehold

 **4**  **2**  **2**





Key Features

- FOUR BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- FITTED WARDROBES TO ALL BEDROOMS
- GAS CENTRAL HEATING
- CLOSE PROXIMITY TO THE PURBECKS
- POPULAR AND ESTABLISHED DEVELOPMENT
- NO FORWARD CHAIN

The Property

Situated in a popular and established development of family homes is this four bedroom detached property. The property benefits from a reception hall with ground floor cloakroom, lounge and separate dining room and a good size kitchen/breakfast room. To the first floor there are four bedrooms all with fitted wardrobes, the master bedroom enjoying an en-suite shower room and then the family bathroom.

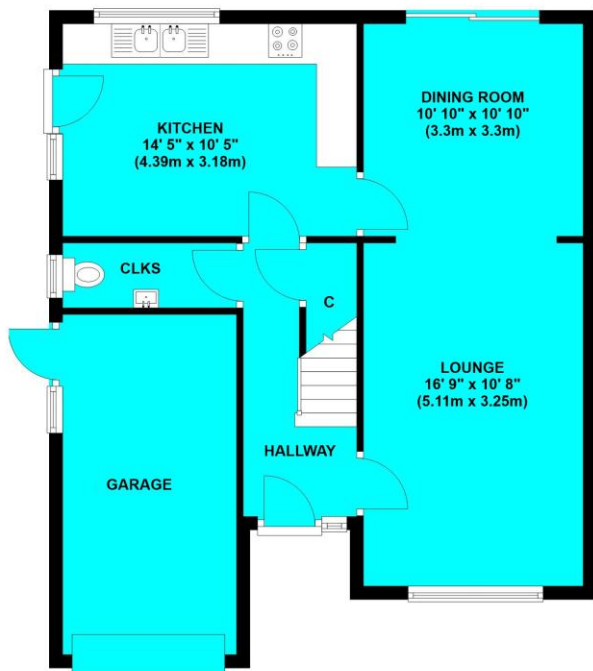
The property is now in need of updating but provides a great opportunity for those purchasers

wishing to put their 'own stamp' on a home. A driveway provides off road parking, there is an integral garage and the rear garden has been predominantly laid to lawn with mature shrubs and enclosed by panelled fencing.

The property is situated on the outskirts of Wareham and within walking distance of a Public House, local shop and schooling. The larger centre of Poole can be easily reached by car and bus.

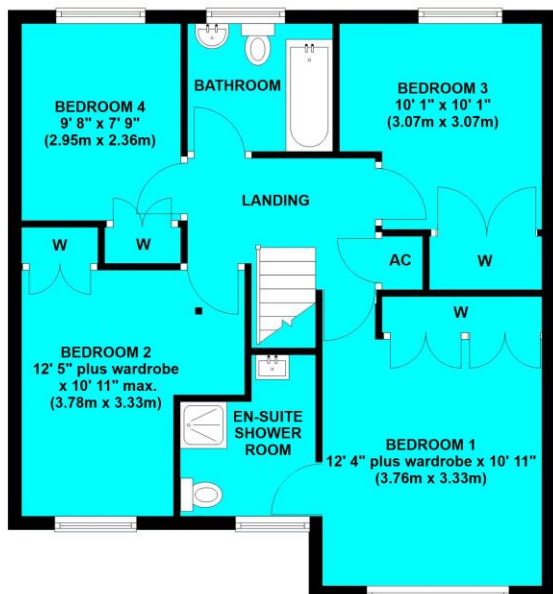
Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



First Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



Total area: approx. 128.6 sq. metres (1384.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-90)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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