



50 ELDER ROAD
WAREHAM, BH20 7NB

£275,000
FREEHOLD

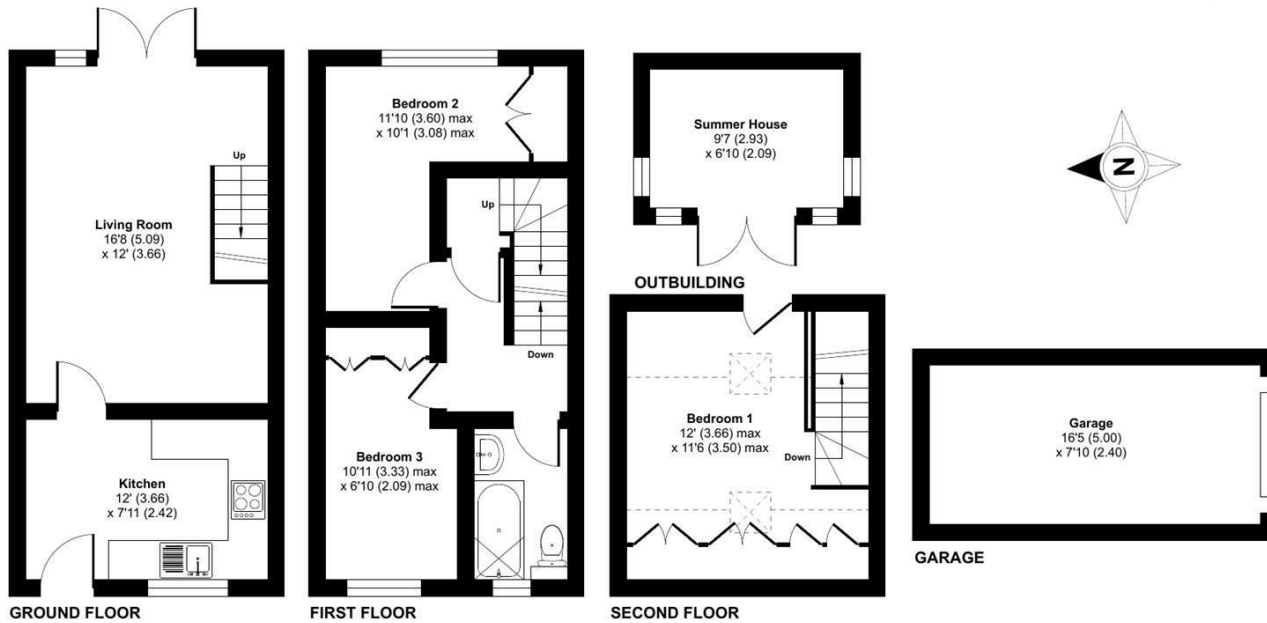
- * Extended home with three double bedrooms
- * Garage and off road parking for 3 vehicles
- * Spacious sitting/dining room
- * Low maintenance garden with summerhouse
- * Close to local school, shop and surgery
- * Modern kitchen and bathroom



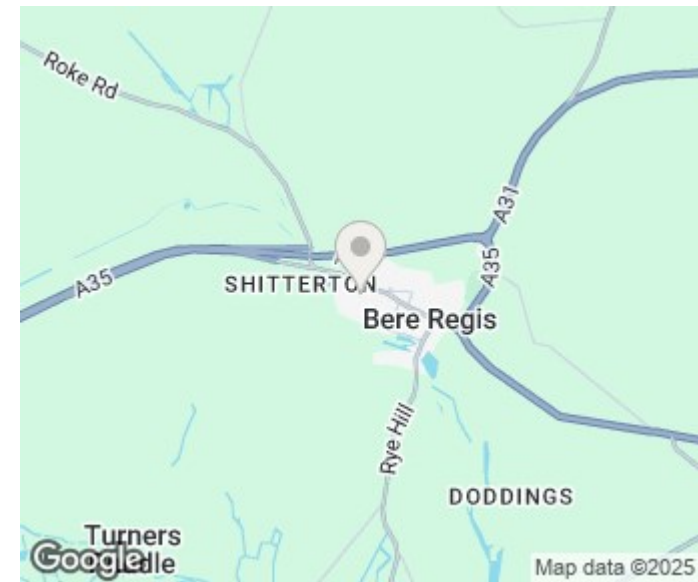
Elder Road, Bere Regis, Wareham, BH20

Approximate Area = 691 sq ft / 64.1 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Garage = 129 sq ft / 11.9 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 967 sq ft / 89.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hive and Partners Limited. REF: 1233395



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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