

# High Street Langton Matravers Swanage BH19 3HD

Asking Price: £265,000









Semi detached VILLAGE cottage with some country views. 2 receptions, 2 kitchens, 2 bedrooms (1 en-suite) the other with a balcony off, enclosed garden. Potential for improvement and updating.

**UOD0070** 

# **High Street Langton Matravers Swanage BH19 3HD**

Semi-Detached Cottage -- Village Location -- Some Country Views -- 2 Bedrooms (1 En-Suite) -- 2 Receptions -- 2 Kitchens -- Enclosed Garden -- First Floor Balcony -- Gas C/H -- Scope for Improvement and Updating

# **LOCATION & DESCRIPTION**

The property, with a south aspect, is situated in the village of Langton Matravers with some views to the countryside.

It has rendered elevations under a concrete slate roof and has the benefit of gas fired heating, en-suite shower room to the main bedroom and a balcony off the second bedroom and an enclosed south and west facing garden. There is potential for improvement and updating.

# **GROUND FLOOR**

#### **ENTRANCE LOBBY**

Fitted cupboard.

#### SITTING ROOM (S & W)

5.49m x 4m (18' 0" x 13' 1") Stairs to first floor. Aluminium double glazed patio door to garden. Purbeck Stone fire surround.

# **DINING ROOM (S)**

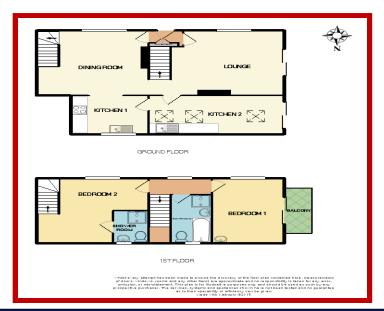
 $4.53m \times 3.66m (14' 10" \times 12' 0")$  Stairs to first floor. Purbeck Stone fire surround.

# KITCHEN 1 (N)

3.15m x 2.17m (10' 4" x 7' 1") Range of worktops, cupboards and drawers, double electric oven, electric hob and sink unit.

#### KITCHEN 2 (W)

5.54m x 2.37m (18' 2" x 7' 9") Range of worktops and cupboards, stainless steel sink unit, aluminium double glazed patio door to garden.



# **FIRST FLOOR**

# **SMALL LANDING**

### BEDROOM 1 (S & W)

4.0m x 3.04m (13' 1" x 9' 12") Fitted wardrobes and vanity unit. Patio door to **BALCONY**.

# BEDROOM 2 (S)

4.6m x 3.66m (15' 1" x 12' 0") Hatch to loft.

# **EN-SUITE SHOWER (N)**

Shower cubicle with mains operated shower, wc and wash basin

#### **BATHROOM (N)**

Panelled bath, pedestal basin and wc. Shower cubicle with electric shower. Airing cupboard with insulated hot water cylinder and fitted immersion heater. Gas fired boiler serving heating radiators and hot water.

#### **OUTSIDE**

Enclosed **GARDEN** facing south and west with shrub beds and borders and **TIMBER SUMMERHOUSE**.

#### **SERVICES**

All mains services connected. Gas fired heating. **NOTE:** Electric oven and hob are disconnected.

#### **COUNCIL TAX**

Band 'D' - £1,648.35 payable 2014/15.

#### VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655)

