



OLIVER MILES

Chartered Surveyors
Estate Agents

**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.

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7 Institute Road, Swanage, Dorset, BH19 1BT
Tel: 01929 426655 Web: www.olivermiles.co.uk

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 x 3.66m (14' 10" x 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)

