



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Newton Road**

**Swanage BH19 2EA**

**Asking Price: £299,950**



**Semi-detached Bungalow in MUCH FAVOURED LOCATION in south Swanage. WITH SCOPE FOR ALTERATION TO LAYOUT AND CHOICE OF INSTALLATIONS. New Central Heating and Electrical Upgrade.**

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# Newton Road Swanage BH19 2EA

Semi-Detached Bungalow -- 2 Bedrooms -- Lounge & Conservatory -- Gardens -- Garage

## SITUATION AND DESCRIPTION

The property is situated in a tranquil and sought after location close to the downland and cliff top walks of Durlston Country Park. In an elevated position, Swanage town centre and beaches are just under half a mile distant.

The bungalow is of part traditional and part timber framed construction with some local Purbeck Stone elevations. It was built in the early 1960's and has had recent installation of a new central heating system with 6 year warranty and an electrical upgrade. Some internal refurbishment has been carried out and this interesting bungalow offers a 'blank canvas' for any prospective buyer.

### ENTRANCE HALL

Built in cupboard housing new gas combi-boiler serving heating radiators and hot water. Built cloaks cupboard.

### LOUNGE (W & E)

4.8m x 3.7m (15' 9" x 12' 2") Fitted gas fire. Newly plastered walls and ceilings. Door to:

### CONSERVATORY (S, N, & E)

French and single doors to rear garden. Door to garage.

### KITCHEN (E)

4.9m x 2.3m (16' 1" x 7' 7") Range of worktops, cupboards and drawers, stainless steel sink unit. Larder cupboard. Side entrance door.

### BEDROOM 1 (E)

3.9m x 3.7m (12' 10" x 12' 2") Built in wardrobes.

### BEDROOM 2 (W)

3.6m x 3.3m (11' 10" x 10' 10") Built in wardrobe.

### SHOWER ROOM

Fully tiled walls. Shower cubicle with electric shower, pedestal basin and wc.

### INTEGRAL GARAGE

5m x 3.8m internally (16' 5" x 12' 6" internally) Light and power.

### OUTSIDE

**Gardens** to front and rear, laid to lawns with flower borders and hedging. Small **Store**. At the rear there is also a **Lower Garden** which is crazy paved.

### SERVICES

All mains services connected.

### COUNCIL TAX

Band 'D' - £1,753.02 payable 2014/15.

### VIEWING

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

