



OLIVER MILES

Chartered Surveyors
Estate Agents

Grove Cottage

Swanage BH19 2DB

Asking Price: £230,000



Well Presented Semi-detached 2 Bedroom Cottage with Parking in an Elevated Position in South Swanage close to Durlston Country Park.

UOD0124

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Grove Cottage, Grosvenor Road, Swanage BH19 2DB

- Parking Space
- External Store/Utility Room
- South Facing Enclosed Courtyard

- Semi-Detached 2 Double Bedroom Cottage
- Spacious Open Plan Kitchen/Living Area
- uPVC Double Glazing & Gas Fired Central Heating

LOCATION AND DESCRIPTION

This unique 2 bedroom cottage is situated in an elevated position near Durlston, only a short distance to the Jurassic Coastline, Durlston Country Park and its series of cliff top walks. Swanage town centre is approximately 1/3rd mile away.

The property is believed to have been built in the late 19th century and has been tastefully modernised. It has brick elevations under a slate tiled roof and its specification includes uPVC double glazed windows and gas fired central heating with radiators. The cottage also benefits from a south facing enclosed courtyard and an allocated parking space.

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

HALLWAY

Stairs to First Floor.

BEDROOM 1 (W) 3.9m x 3.2m (12' 9" x 10' 5")
Fitted shelving.

BATHROOM

WC, pedestal basin, paneled bath with mixer tap and shower attachment over, part-tiled surround, automatic extractor fan.

BEDROOM 2 (W) 3.5m x 3.2 (11' 5" x 10' 5")
Built-in cupboard.

FIRST FLOOR

OPEN PLAN KITCHEN/LOUNGE 10.3m x 3.2m (33' 9" x 10' 5")
LOUNGE (W)
Stripped wood flooring, electric fire. Double doors to enclosed courtyard. Open plan to:

KITCHEN (W)

Laminate wood flooring, composite sink unit, range of fitted cupboards, drawers and worktops, gas hob with electric oven under and filtration hood over. Ariston boiler serving heating radiators and hot water. Hatch to insulated loft.

OUTSIDE

West facing paved courtyard with access to **External Store** and **Utility Room** with light and power. External Staircase leading to **Parking Space** with gate opening to small enclosed south-facing courtyard. Double doors providing access to first floor.

SERVICES

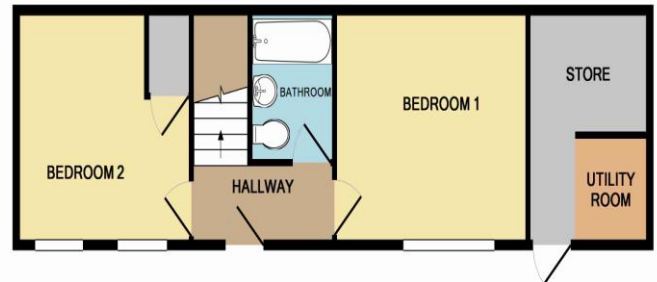
All mains services connected. Gas fired central heating.

COUNCIL TAX

Band 'C' - £1,583.39 payable 2015/2016

VIEWING

By appointment only through **Oliver Miles Estate Agents** (01929 426655).



GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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