



OLIVER MILES

Chartered Surveyors
Estate Agents

South Road

Swanage BH19 2QR

Asking Price: £260,000



Detached bungalow in need of extensive refurbishment and some repair. Residential cul-de-sac about 2/3rd mile from Swanage Town Centre. 3 bedrooms, shower room and separate wc, conservatory. Gas C/H. Garage and good sized garden. Hill views. NO FORWARD CHAIN

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South Road Swanage BH19 2QR

Detached 3 Bedroom Bungalow -- Residential Cul-de-Sac -- Extensive Refurbishment & Some Repair Required -- Garage -- Good Sized Gardens -- Gas C/H -- Hill Views -- NO FORWARD CHAIN

SITUATION & DESCRIPTION

A detached bungalow situated in a residential cul-de-sac about 2/3rd mile from Swanage town centre. There are views to the Purbeck Hills.

The property was built in the 1970's of traditional construction with brick elevations with a local stone panel under a concrete tiled roof. It is in need of extensive refurbishment and some repair and is offered with **NO FORWARD CHAIN**.

ENTRANCE HALL

Hatch to loft. Airing Cupboard housing insulated hot water cylinder with immersion heater.

SEPARATE WC

KITCHEN (E)

3.1m x 3.0m (10' 2" x 9' 10") Wall mounted gas boiler serving heating radiators and hot water. Glazed door to:

CONSERVATORY (E)

uPVC construction. French doors to garden.

LOUNGE (N & E)

5.0m x 4.1m (16' 5" x 13' 5")

BEDROOM 1 (W)

3.6m x 2.9m (11' 10" x 9' 6") Built in wardrobe cupboard. Wash basin.

BEDROOM 2 (E)

3.6m x 2.9m (11' 10" x 9' 6") Built in wardrobe cupboard.

BEDROOM 3 (W)

5m x 4.1m (16' 5" x 13' 5")

SHOWER ROOM

Tiled shower cubicle with mains shower. Wash basin.

OUTSIDE

Open plan **Front Garden** laid to lawn and fruit trees. Additional off road **Parking Space**. Shared driveway with parking for one car leading to **Garage** 5.24m x 2.86m (17'2" x 9'4") with up and over door. Terraced rear and side **Gardens** mainly grassed with two patios, shrubs and trees.

SERVICES

All mains services connected. Gas fired heating (not tested).

COUNCIL TAX

Band 'D' - £1,753.02 payable 2014/15.

VIEWING

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

