



OLIVER MILES

Chartered Surveyors
Estate Agents

Newton Manor Close

Swanage BH19 1JS

Asking Price: £362,500



Detached house in QUIET RESIDENTIAL CUL-de-SAC, convenient to local schools and bus route. 3 bedrooms. Gas C/H and Double Glazing. Pleasant gardens. Garage.

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

Newton Manor Close Swanage BH19 1JS

*Detached House *3 Bedrooms *Quiet Residential Cul-de-Sac*Gas C/H & Double Glazing *Pleasant Garden *Garage

A detached house conveniently situated in a residential cul-de-sac, about ½ mile from the town centre and seafront but close to local convenience stores and other amenities. It was built during the 1980's and has local Purbeck Stone elevations with some cement rendering under a concrete tiled roof. Features include gas fired central heating, double glazing and a pleasant easily maintainable garden.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with cupboard under.

CLOAKROOM (S)

WC and wash basin.

LOUNGE/DINER (N & S)

6.9m x 3.4m (22' 8" x 11' 2") Purbeck Stone fireplace. Patio door to rear garden.

KITCHEN (N)

3.43m x 2.19m (11' 3" x 7' 2") Range of fitted, cupboards, drawers and worktops with 1.5 bowl composite sink. Plumbing for washing machine. Gas fired boiler serving heating radiators and hot water. Door to rear garden.

FIRST FLOOR

LANDING

Airing cupboard with insulated hot water cylinder and fitted immersion heater. Hatch to loft.

BEDROOM 1 (S)

3.5m x 3.4m (11' 6" x 11' 2") Built in wardrobe.

BEDROOM 2 (N)

3.39m x 2.67m (11' 1" x 8' 9") Built in wardrobe.

BEDROOM 3 (S)

2.56m x 2.2m (8' 5" x 7' 3")

BATHROOM (N)

White suite comprising panelled bath with independent mains shower over, wc and wash basin. Heated ladder towel rail. Fully tiled walls.

OUTSIDE

Open plan **Front Garden** laid to lawn with flower borders and laburnum tree. Driveway **Parking** leading to attached **Garage** 5.7m x 2.85m (18' 8" x 9' 4") with up and over and personal doors, electric and water supplies. **Rear Garden** laid to paved patio, lawn, ornamental trees, lily pond, strawberry boxes. **Aluminium Greenhouse**. **Timber Shed**. Water butts.

SERVICES

All mains services connected. Gas fired heating.

COUNCIL TAX

Band 'D' - £1,753.02 payable 2014/15.

