



OLIVER MILES

Chartered Surveyors
Estate Agents

Bell Street

Swanage BH19 2SB

Asking Price: £285,000



End of Terrace 3 Bedroom House with Garage and Garden in West Swanage. Some Sea and Hill Views. MUST BE SEEN

UOD0150

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Bell Street Swanage BH19 2SB

- ❖ Three Bedroom Family Home
- ❖ End Terrace
- ❖ Quiet Location

- ❖ Conservatory
- ❖ Garage and Garden
- ❖ Close to World Heritage Site Walks

LOCATION & DESCRIPTION

The property is situated about 1 mile from Swanage town centre with local shops and amenities within a short walk, including countryside walks. Construction is of brick elevations under a tiled roof and the property has been modernized, is well presented and has the benefit of uPVC double glazed windows, gas fired central heating and both bath and shower rooms. From the first floor main bedroom there are distant sea and hill views.

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with cupboard under.

OPEN PLAN LOUNGE/ DINING/ KITCHEN (E & W)

LOUNGE/DINING 7.29m x 2.96m (23' 11" x 9' 8")
Fireplace with electric "log burner" effect fire.

KITCHEN 2.21m x 1.66m (7' 3" x 5' 5")

A range of pine cupboards and drawers with onyx effect work top and stainless steel sink unit. Heating and water programmer. Door to:

CONSERVATORY/UTILITY ROOM (S & W) 4.6m x 3.75m (15' 1" x 12' 3") including shower room. Tiled floor, worktop with stainless steel sink unit, cupboards, drawers and appliance spaces under. Shower room with WC, hand basin and mains electric shower. Door to rear garden.

BATHROOM (S)

White suite comprising panelled bath with gravity thermostatic shower over, pedestal basin and low level WC. Fully tiled walls.

FIRST FLOOR

BEDROOM 1 (E) 4.62m x 3.62m (15' 1" x 11' 10") overall measurements

BEDROOM 2 (W) 3.55m x 2.72m (11' 7" x 8' 11")

BEDROOM 3 (W) 3.18M X 1.80M (10' 5" x 5' 10")
Airing cupboard (inc. access to loft space) with insulated hot water cylinder and fitted immersion heater. Gas boiler serving heating, radiators and hot water.

OUTSIDE

Graveled forecourt **Front Garden** with gate and path to rear. **Rear Garden** laid to lawn and raised gravel area. Drive entrance with access from Marsh Way to detached **Garage** built of stone under a tiled roof 5.31m x 2.41m with a minimum of 2.13m between piers and is considered only suitable for a small car or similar.

SERVICES

All mains connected. Gas fired heating with radiators.

COUNCIL TAX- Band C - £1583.39 payable 2015/16

