



OLIVER MILES

Chartered Surveyors
Estate Agents

Jubilee Road

Swanage BH19 2SG

Asking Price: £265,000



**A 3 bedroom modernised cottage maintaining original features and character in quiet location,
with hill and sea views and pleasant gardens.**

UOD0104

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Jubilee Road Swanage BH19 2SG

3 Bedrooms -- 2 Receptions -- Kitchen -- Modern Bathroom/WC -- Gardens -- Sea & Hill Views -- uPVC D/G -- Gas C/H

LOCATION AND DESCRIPTION:

The property is situated in an elevated position at the southern end of Jubilee Road in west Swanage approximately 1 mile from the town centre but close to local convenience shops, facilities and schools.

This 3 bedroom terraced house built in the early 1900s has been modernised retaining many original features. It has Local Purbeck stone front elevation, the rest is part local stone with brick dressing under a slate roof. It has the benefit of gas fired central heating with radiators, uPVC double glazing, burglar alarm and good views of the Purbeck Hills and across town to the sea and Isle of Wight in the distance.

GROUND FLOOR

ENTRANCE HALL

Burglar alarm control panel.

SITTING ROOM (E)

3.6m x 3.3m. Purbeck stone open fireplace

DINING ROOM (W)

4.4m x 3.3m. Fireplace with living flame gas fire with back boiler serving heating radiators and hot water. Stairs to first floor with storage under.

KITCHEN (N)

2.5m x 1.8m. Range of cupboards, drawers and worktops. Composite 1 1/2 bowl sink unit. Electric under oven with gas hob over with filtration hood. Door to rear garden.

FIRST FLOOR

LANDING

Stairs to second floor.

BEDROOM 1 (E)

4.4m x 3.6m. Mantel register.

BEDROOM 2 (W)

3.3m x 2.6m. Mantel register. Fitted airing cupboard housing insulated hot water cylinder with immersion heater.

BATHROOM (W)

Modern white suite, comprising panelled bath with mixer tap and shower attachment, pedestal basin and WC.

SECOND FLOOR

BEDROOM 3 (E&W)

4.5m x 3.5m to front of wardrobes. Velux windows. Fitted wardrobes and cupboards. Eaves storage. Access to apex of roof. Sloping ceilings.

OUTSIDE

Small front **Garden** and rear **Gardens** laid to grass with bordering flowerbeds with paved patio section. **Lean-to store**, timber shed and summer house. There is a right of way across neighbouring gardens to the north.

SERVICES

All mains services connected. Gas fired central heating.

COUNCIL TAX

Band 'D' - £1781.32 - payable 2015/16

VIEWING

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

