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OLIVER MILES

Chartered Surveyors
Estate Agents



Linden Road Swanage BH19 1JH £440,000

Very spacious detached 4 bedroom (all en-suite) house, short level walk to the town centre.
Easily maintainable front and rear gardens. Double garage. MUST VIEW TO APPRECIATE.



4 Bedrooms -- 2 Receptions -- Kitchen/Dining Room-- Conservatory -- Loft Room -- Bathroom -- All Bedrooms En-suite -- Double Garage -- Fully uPVC D/G -- Gas C/H

LOCATION AND DESCRIPTION

The property is situated under 1/2 mile level walk from the town centre and seafront.

This Edwardian house has been modernised and is very well presented. It has a Local Purbeck stone front elevation, the remainder is brick or cement rendered under a slate roof with clay hips which was replaced in 2010 with a 20 year guarantee. It has the benefit of gas fired central heating, uPVC double glazing, cavity wall insulation (2011), 2 en-suite shower rooms, 2 en-suite toilets and a family bathroom. **An internal inspection is highly recommended to appreciate the spaciousness and quality of this property.**

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with cupboard under.

LOUNGE (W)

4.3m x 4.0m max into bay window.

KITCHEN/DINING ROOM (E&S)

6.8m x 3.6m. Range of worktops, cupboards and drawers. Stainless steel sink unit. Dishwasher and washing machine. Electric under oven, gas hob with filtration hood over. Wall mounted Worcester gas fired boiler serving central heating radiators and hot water. Sliding patio door to Conservatory.

CONSERVATORY (E&S)

4.0m x 2.8m. Built in 2003. Door to garden.

BEDROOM 2 (E)

4.0m x 3.4m.

EN-SUITE SHOWER

Fully tiled floor and walls, cubicle with mains operated shower, WC, wash basin and automatic extractor fan.

FIRST FLOOR

LANDING

Hatch to loft.

BEDROOM 1 (E&S)

5.2m x 3.4m. Built-in cupboard housing hot water cylinder with immersion heater.

EN-SUITE SHOWER

Fully tiled floor and walls, cubicle with mains operated shower, WC, wash basin and automatic extractor fan.

BEDROOM 3 (E)

4.0m x 3.4m.

EN-SUITE TOILET

Fully tiled floor and walls, WC, wash basin, automatic extractor fan.

BEDROOM 4 (W)

4.4m x 3.4m into bay window.

EN-SUITE TOILET

Fully tiled floor with part tiled walls, WC, vanity unit, automatic extractor fan.

BATHROOM (S)

Fully tiled floor and part tiled walls, bath with mixer tap and shower attachment, wash basin with cupboard over, WC, heated ladder towel rail.

HALLWAY

Stairs to loft room.

SECOND FLOOR

LOFT ROOM (S)

3.4m x 2.6m. Sloping ceilings, eaves storage housing cold water storage tank.

OUTSIDE

Gardens with front gate and paved area with flower border, side gate to rear garden with patio and part lawned with flower beds. External water tap. **Detached Double Garage** 5.4m x 5.3m internally, accessed from garden and rear service lane, up-and-over door. Storage over with light.

SERVICES

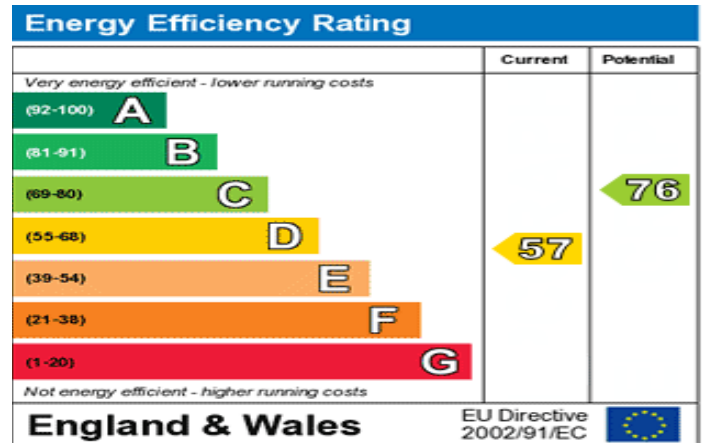
All mains services connected. Gas fired central heating.

COUNCIL TAX

Band 'E' - £2142.58 payable 2014/15.

VIEWING

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

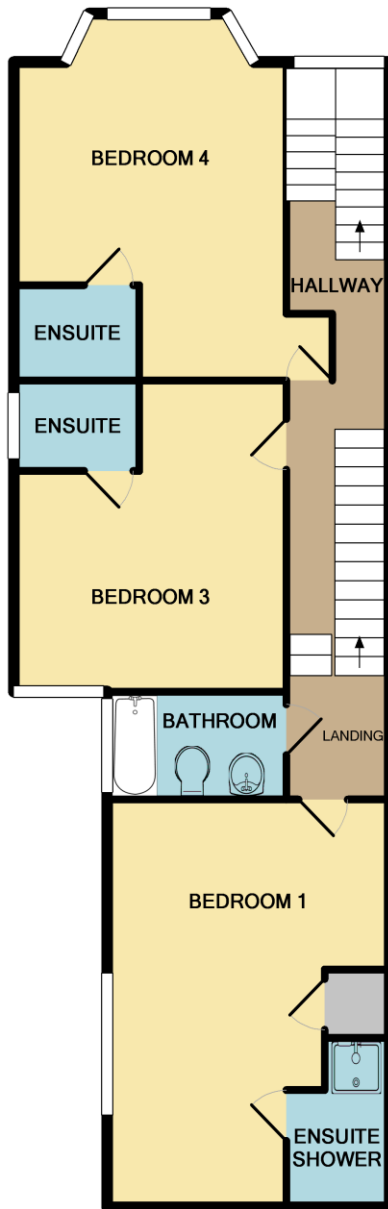


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





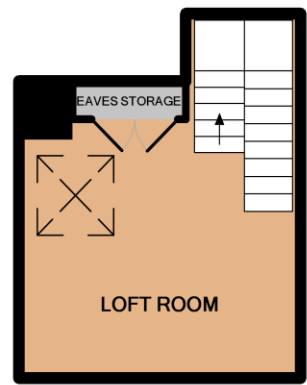
GROUND FLOOR
APPROX. FLOOR
AREA 794 SQ.FT.
(73.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1642 SQ.FT. (152.5 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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LOFT
APPROX. FLOOR
AREA 156 SQ.FT.
(14.5 SQ.M.)

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