



OLIVER MILES

Chartered Surveyors
Estate Agents

Purbeck Terrace Road

Swanage BH19 2DE

Asking Price: £350,000



VICTORIAN SEMI-DETACHED HOUSE in Quiet Location with Hill and Bay Views. Some Original Features, Sash Style Double Glazed Windows and Gas Central Heating

UOD0109

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Purbeck Terrace Road Swanage BH19 2DE

4 Bedrooms -- Spacious Lounge/Dining Room -- Good Size Kitchen -- Family Bathroom & WC -- Gardens to Front & Rear Garage & Driveway

LOCATION & DESCRIPTION

This Victorian semi-detached property is situated in an elevated position on an unmade road at south Swanage a short distance to the downs and countryside walks of the Jurassic Coast. It has fine views from the rear to Ballard Down and Swanage Bay. With decorative brick and tiled elevations under a slate roof, the property retains many original features including an open fireplace in the lounge, and benefits from mainly uPVC double-glazed sash windows and gas fired central heating, however some refurbishment is required. The rear garden faces West and provides off-lane parking for 2-3 cars.

ACCOMMODATION

(All Measurements Approximate)

GROUND FLOOR

ENTRANCE HALL

Featuring front door with original stained glass window and tiled floor. Under stairs storage. Stairs to First Floor.

LOUNGE/DINING ROOM (E & W) 4.9m (16' 1") x 7m (22' 12") maximum overall measurements.

'L' Shaped Room. Lounge with open working fireplace with re-claimed surround and Victorian tiled hearth. Archway into Dining Area with fireplace (not open). Two steps down to

KITCHEN (S) 3.0m (9' 10") x 1.42m (4' 8")

Units comprising worktops, shelves and cupboards. Stainless steel sink and drainer. Plumbing for dishwasher and washing machine. Small loft access.

FIRST FLOOR

Half Landing: Toilet with WC and wash hand basin. Gas fired boiler serving heating radiators and hot water.

BEDROOM 1 (E) 3.45m (11' 4") x 2.66m (8' 9") minimum excluding bay window

Fitted mirror wardrobe. Tiled recess with plumbing for en-suite shower.

BEDROOM 2 (W) 3.6m (11' 10") x 2.94m (9' 8") minimum

SECOND FLOOR (Some sloping ceilings)

Half Landing: Eaves storage.

LANDING: Loft access.

BEDROOM 3 (E) 4.6m (15' 1") x 3.4m (11' 2") maximum.

BEDROOM 4 (W) 2.9m (9' 6") x 2.5m (8' 2") maximum. Built in storage cupboard housing hot water cylinder (new in 2014) and shelving.

OUTSIDE

Terraced **Front Garden** with covered side access to main entrance. Crazy paved **Patio** to rear entrance and **Outside Store** with plumbing for WC. Good sized **Rear Garden** laid to lawn. Double Gates from unmade road to driveway **Parking** for 2 cars. Brick built **Garage/Workshop** with light and power.

SERVICES

All main services connected. Gas fired central heating.

COUNCIL TAX

Band 'D' £1781.32 payable 2015/16

VIEWING

By appointment only through the Agents, OLIVER MILES (01929 426655) or e-mail sales@olivermiles.co.uk

