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OLIVER MILES

Chartered Surveyors
Estate Agents



Stafford Road Swanage BH19 2BQ £465,000

Victorian Town House with Character Retained. Town Centre Location with Sea & Hill Views.
Enclosed Courtyard Garden.



- 4 Bedrooms (2 En-Suite)
- Character Retained Throughout
- Modern Fitted Kitchen

- Some Sea & Hill Views
- Just off Town Centre
- Pleasant Courtyard Garden

LOCATION & DESCRIPTION

This spacious Victorian Town House is situated in an elevated position, just off the town centre and only a short walk from the seafront and beaches. There are hill and sea views, particularly from the top floor rooms.

The property has been modernised with much of the character retained throughout and features include natural wood doors, gas fired central heating with radiators and part double glazing.

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with cupboard under.

LOUNGE (E)

4.8m excluding bay x 3.2m (15' 8" x 10' 5")
Open fireplace. Fitted cupboards.

SITTING ROOM (W)

3.8m x 2.6m (12' 5" x 8' 6")

DINING ROOM (S)

4.9m x 2.9m (16' x 9' 6") Built in store cupboards.

KITCHEN (S & W)

3.9m x 1.9m (12' 9" x 6' 2") Modern range of fitted cupboards drawers and worktops. Stainless steel 1.5 bowl sink unit. Fitted filtration hood. uPVC double glazed window. uPVC double glazed door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 2 (E)

4.8m x 4.4m (15' 8" x 14' 5") including **En-Suite Shower Room** with fully tiled walls. Large shower cubicle with electric shower, pedestal basin and WC. Heated ladder towel rail.

BEDROOM 3 (W)

3.8m x 2.9m (12' 5" x 9' 6") Wash basin. Mantel register. Fitted wardrobe.

FAMILY BATHROOM (W)

3.7m x 2.6m (12' 1" x 8' 6") Roll top bath with independent electric shower over. Pedestal basin and separate WC.

TOP FLOOR

LANDING

Fitted bookshelves. Hatch to loft.

BEDROOM 1 (E)

4.9m x 4.4m (16' x 14' 5") including **En-Suite Shower Room**. Fully tiled walls. Large shower cubicle with electric shower. Pedestal basin and WC. Velux window.
Fitted wardrobes and double glazed windows.

BEDROOM 4 (W)

3.7m x 2.6m (12' 1" x 8' 6") uPVC double glazed window.

OUTSIDE

Paved **Courtyard Garden**. Gate to service lane.

SERVICES


All main services connected. Gas fired heating.

COUNCIL TAX

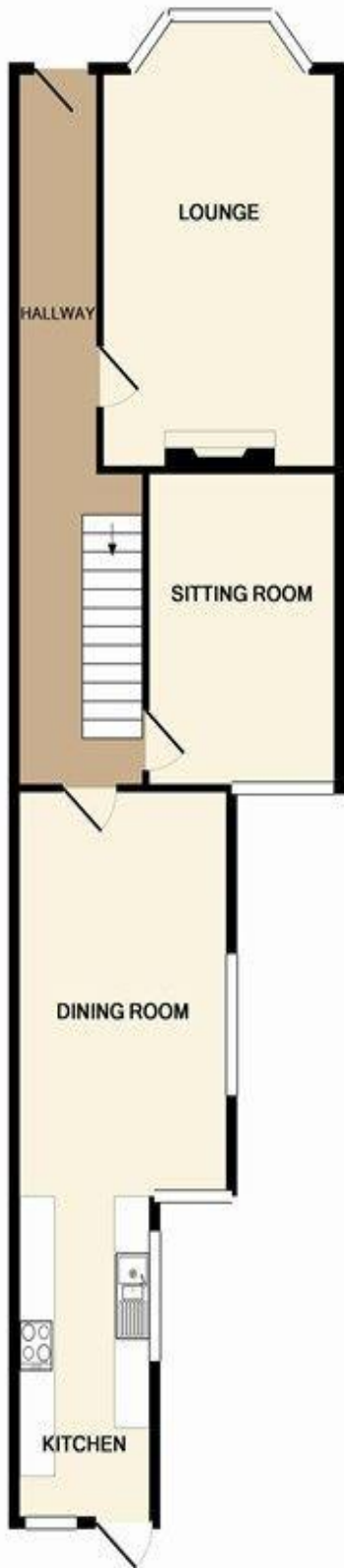
Band 'D' - £1781.32 payable 2015/16.

VIEWING

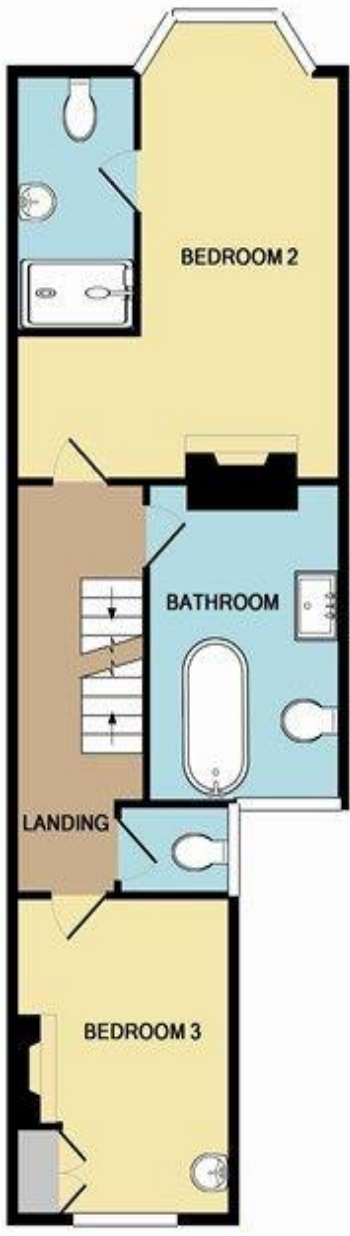
Viewing only through **OLIVER MILES** Estate Agents (01929 426655)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

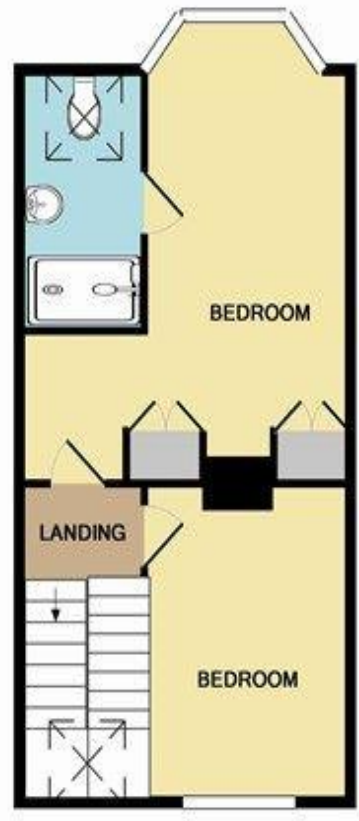




GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ. FT.
(61.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 572 SQ. FT.
(53.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 416 SQ. FT.
(38.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1645 SQ. FT. (152.9 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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