

7 Institute Road,  
Swanage, Dorset BH19 1BT  
Tel: 01929 426 655  
Fax: 01929 422 022  
Email: sales@olivermiles.co.uk  
[www.olivermiles.co.uk](http://www.olivermiles.co.uk)



**OLIVER MILES**

Chartered Surveyors  
Estate Agents



## Argyle Road Swanage BH19 1HZ £395,000

Spacious and Well Maintained Semi-Detached 5 bedroom (2 en-suite) Edwardian House, a Short Level Walk to the Main Beach and Town Centre.



- ❖ 5 Bedroom (2 En-Suite) Semi-Detached House
- ❖ Close Level 5 Minute Walk to Town Centre
- ❖ Front and Rear Gardens

- ❖ Modernised with Original Features
- ❖ Gas Central Heating and uPVC Double-Glazing
- ❖ Flexible and Spacious Accommodation

## **LOCATION AND DESCRIPTION**

This semi-detached house is very conveniently situated in a level position, only a short walk from the town centre and main beach and within a minute's walk of local convenience shops. The property was built around the turn of the century and has been modernised and well maintained with retention of many original features. It benefits from gas fired central heating, uPVC double glazing and flexibility for various use, such as bed and breakfast, lodgers or a large family home.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Cupboard housing electric consumer unit. Thermostat control. Stairs to half landing with storage under.

### **LOUNGE (E)**

5.1m x 4.0m (16' 9" x 13' 1") max into bay window. Featuring alcove with wood burning fire and modern mantel surround. Marbled stone hearth.

### **DINING ROOM**

3.0m x 2.8m (9' 10" x 9' 2") opening into:

### **UTILITY/BREAKFAST ROOM (W)**

2.9m x 2.3m (9' 6" x 7' 7") Worktops, cupboards and drawers. Plumbing for dishwasher and washing machine.

### **KITCHEN (W)**

3.3m x 2.9m (10' 10" x 9' 6") Composite sink and drainer. Range of cupboards, drawers, worktops and wall units. Electric oven and gas hob with extractor fan over. Glazed door to rear garden.

## **BATHROOM (S)**

Sunken bath with mains operated shower over. Fully tiled surround. WC, pedestal washbasin, wall cabinet, automatic extractor fan.

## **FIRST FLOOR**

### **SPLIT LEVEL LANDING**

Cupboard housing Baxi boiler serving heating radiators and hot water. Vented hot water cylinder with immersion heater.

### **SEPARATE WC**

WC, washbasin.

### **BEDROOM 1 (E)**

4.0m x 3.9m (13' 1" x 12' 10") Excluding bay window.

### **EN-SUITE BATHROOM (E)**

Bath with mixer tap and shower attachment, pedestal washbasin. Part tiled surround.

### **BEDROOM 2 (W)**

3.8m x 3.1m (12' 6" x 10' 2") Excluding shower. Walk in fully tiled shower cubicle.

### **EN-SUITE WC**

WC, pedestal washbasin. Automatic extractor fan.

## **SECOND FLOOR (SLOPING CEILINGS)**

### **SPLIT LEVEL LANDING**

### **SEPARATE WC**

WC, washbasin.

### **BEDROOM 3 (E)**

3.9m x 3.8m (12' 10" x 12' 6") max.



### BEDROOM 4 (W)

4.0m x 3.9m (13' 1" x 12' 10") max. Built-in cupboard with plumbing for a shower cubicle. Hatch to loft.

### STUDY/BEDROOM 5 (S)

2.9m x 2.0m (9' 6" x 6' 7") Cupboard housing plumbing to convert to shower room.

### OUTSIDE

**Front garden** tiled with flower borders. Gated side entrance to **Rear Garden** laid to lawn with shrubs. Upper patio area leading down to large garden **Shed** and separate **Store**. Brick built barbecue. Plum tree.

### SERVICES

All mains services connected.

### COUNCIL TAX

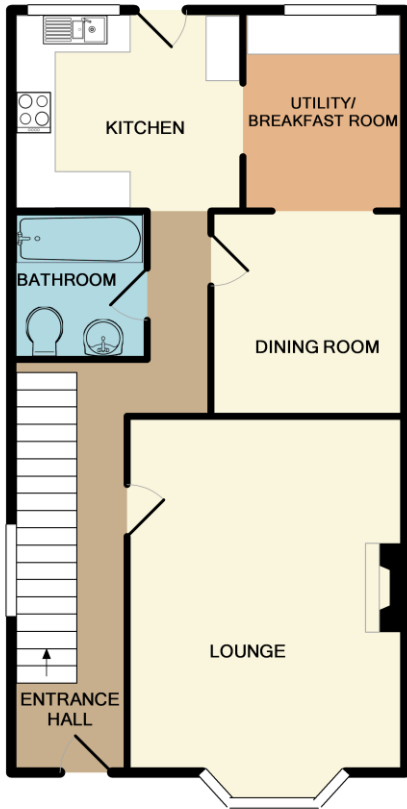
Band 'D' - £1781.32 - payable 2015/16.

### VIEWING

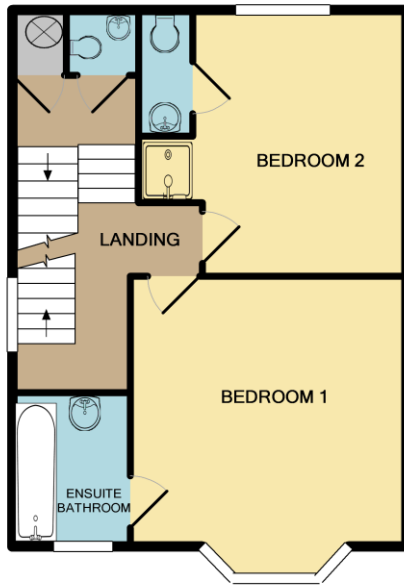
By appointment only through the Agents, OLIVER MILES (01929 426655).

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

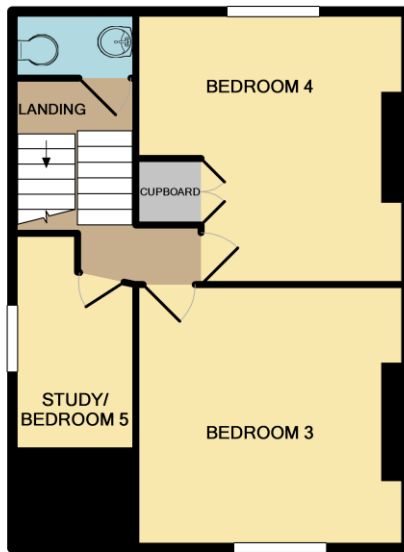




GROUND FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 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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