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OLIVER MILES

Chartered Surveyors
Estate Agents



Stafford Road Swanage BH19 2BQ £495,000

Modernised Victorian town house with character retained. Some sea and hills from top floor.
uPVC double glazing & gas fired central heating. Enclosed rear garden.



- 5 Bedrooms (1 En-Suite)
- Spacious & Flexible Accommodation
- 2 Bathrooms & Separate WC
- Just off Town Centre and Sea Front

- Double Garage & 2 Parking Spaces
- Character & Original Features Retained
- Some Sea & Hill Views
- Pleasant Rear Courtyard

LOCATION AND DESCRIPTION

This very spacious Victorian town house is situated in a slightly elevated position, just off the Swanage town centre and only a short walk from the seafront and beaches. From the top floor there are some views to the sea and Purbeck Hills.

The property has stone and brick elevations under a concrete tiled roof. It has been modernised, retaining much of its original character and the specification includes uPVC double glazed windows and gas fired central heating with radiators. The property also benefits from a large double garage and 2 parking spaces. **An inspection is recommended to appreciate the size and position of this property.**

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with cupboard under.

LOUNGE (E) 4.6m x 3.9m (15' 1" x 12' 9")
Open fireplace. Fitted cupboard and shelving.

DINING ROOM (W) 3.8m x 3.7m (12' 5" x 9' 10", 23')

INNER LOBBY

Door to rear garden. Airing cupboard with insulated hot water cylinder and immersion.

KITCHEN/ BREAKFAST ROOM (S& W) 5.3m x 3m (17' 4" x 9' 10")

Range of fitted cupboards, drawers and worktops, ceramic sink unit and drainer. Extractor canopy. Sliding patio door to rear garden.

FIRST FLOOR

LANDING (N)

Hatch to rear roof space. Stairs to top floor.

BEDROOM 1 (E) 4.6m x 4m excluding bay (15' 1" x 13' 1" excluding bay)
Built in cupboard. **En-Suite Facility** with WC and wash basin. Tiled shower area which is not operational.

BEDROOM 2 (W) 3.9m x 3.6m (12' 9" x 11' 9")

BEDROOM 3 (W) 3m x 2.9m (9' 10" x 9' 6")

BATHROOM (S)

Modern white suite comprising panelled bath with independent mains operated shower over with shower rail and curtain, pedestal basin and WC.

TOILET (S)

Modern suite comprising WC and hand wash basin.

TOP FLOOR

LANDING (W)

Hatch to loft. Built in cupboard with Fortic tank and immersion heater.

BEDROOM 4 (E) 4.4m into dormer x 3.9m (14' 5" into dormer x 12' 9")

BEDROOM 5 (W) 3.5m x 3.1m excluding dormer.

BATHROOM (E)

Modern white suite comprising panelled bath with electric shower over, pedestal basin and WC

OUTSIDE

Forecourt Front Garden. Separately sited, to the rear is a **Double Garage** 5.5m x 5.5m with up and over door, light and power. In front of the garage there are two **Car Parking Spaces**. Enclosed **Rear Garden** laid to crazy paving and decked area.

SERVICES

All main services connected. Gas fired heating with radiators.


COUNCIL TAX

Band 'D' £1781.32 - payable 2015/16.

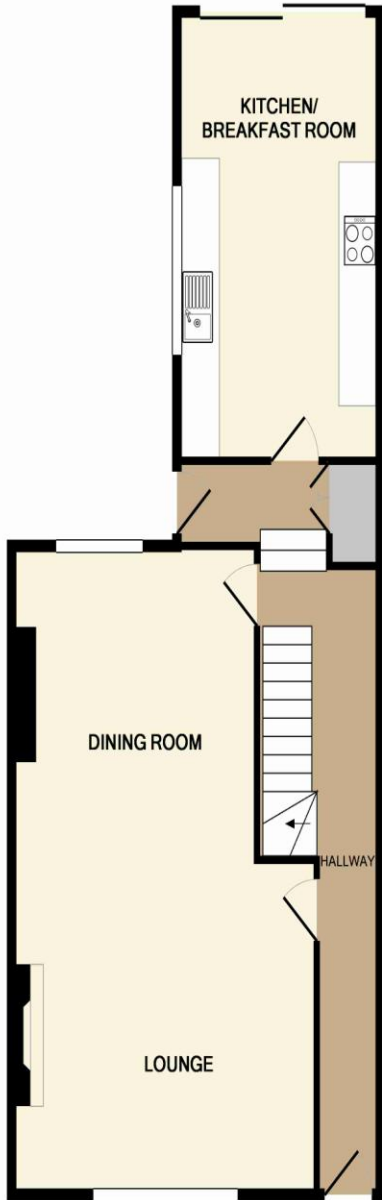
VIEWING

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) A		
(81-91) B		80
(69-80) C		
(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	

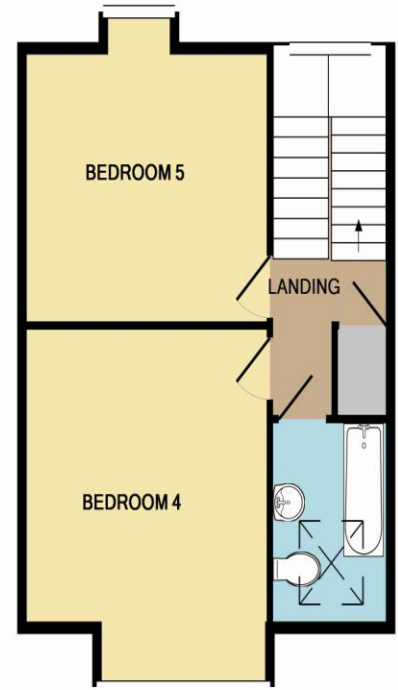




GROUND FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1880 SQ.FT. (174.6 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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