

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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Higher Days Road, Swanage, Dorset BH19 2LA

Extended semi-detached house in a residential position on western town outskirts. 4 bedrooms (1 ground floor), south facing lounge, kitchen, dining room, cloakroom/W.C., shower room/W.C., gas central heating, double glazing, solar panels, garage, driveway parking, easily managed garden, some hill views.

- Extended semi-detached house
- Kitchen
- Double glazing
- Some hill views
- 4 bedrooms (1 ground floor)
- Cloakroom/W.C. Shower room/W.C.
- Easily managed garden
- South facing lounge. Dining room
- Gas central heating. Solar panels
- Garage. Driveway parking

Asking Price £395,000

Higher Days Road, Swanage, Dorset BH19 2LA

SITUATION:

In a residential position close to the western outskirts of Swanage, convenient for access to open country walks, local schools and bus routes. Swanage town centre is around 1 mile and there are local amenities at nearby Herston which include a small supermarket/sub-Post Office.

DESCRIPTION:

A semi-detached house built originally, we understand, in the 1980's of brick elevations under an interlocking tiled roof, with two later extensions. The property has some hill views and is being offered with no forward chain. The rear garden is enclosed, offers ease of maintenance and has a rear gate, giving access to the garage and driveway parking.

ACCOMMODATION:

ENTRANCE HALL:

Double-glazed front door, radiator, central heating thermostat, telephone point.

BEDROOM 1 (S & N):

12'3" (3.74m) x 10'7" (3.23m). View to the hills, two radiators.

CLOAKROOM/W.C.:

Low level w.c., vanity wash basin with mixer tap, cupboard under, splash back, mirror, obscure double-glazed window.

LOUNGE (S):

17'10" (5.44m) x 11'3" (3.44m). Two radiators, telephone point, TV aerial point, feature fireplace with gas point, understairs store cupboard. Door to:

KITCHEN (N):

14'7" (4.46m) x 8'4" (2.54m). Single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, integrated dishwasher, space and plumbing for washing machine under, space for fridge/freezer, breakfast bar and further work surface with radiator, drawers and cupboards under, wall cupboards, tiled splash backs, Worcester boiler. Arched opening to:

DINING ROOM (E):

8' (2.45m) x 6'10" (2.09m). Radiator, sliding door to garden, view to the hills.

FIRST FLOOR

LANDING:

Loft access, airing cupboard housing pre-lagged hot water cylinder, obscure double-glazed window.

SHOWER ROOM/W.C.:

Obscure double-glazed window, fully tiled walls, corner shower cubicle with mains shower unit, concealed cistern w.c. and wash basin with mixer tap, cupboards and shelving, radiator.

BEDROOM 2 (N):

11'9" (3.59m) x 8'3" (2.53m). Hill and rural views, radiator.

BEDROOM 3 (S):

12'4" (3.76m) x 7'3" (2.22m). Stripped wood floor, radiator.

BEDROOM 4 (S):

8'7" (2.61m) x 7' (2.15m). Radiator.

OUTSIDE:

Small open grassed front garden. The rear garden is enclosed and is paved offering ease of maintenance, outside tap. Gate to concrete driveway which leads to: GARAGE: 18'3" (5.58m) x 8'2" (2.5m). Up and over door, power and light, pitched roof with eaves storage.



ADDITIONAL INFORMATION

Property type: Semi-detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

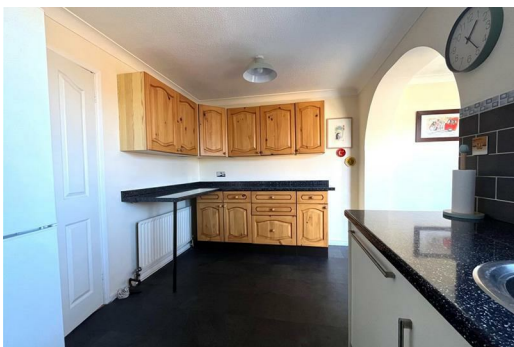
Band C: £2390.61 payable for 2025/26 (excluding discounts).

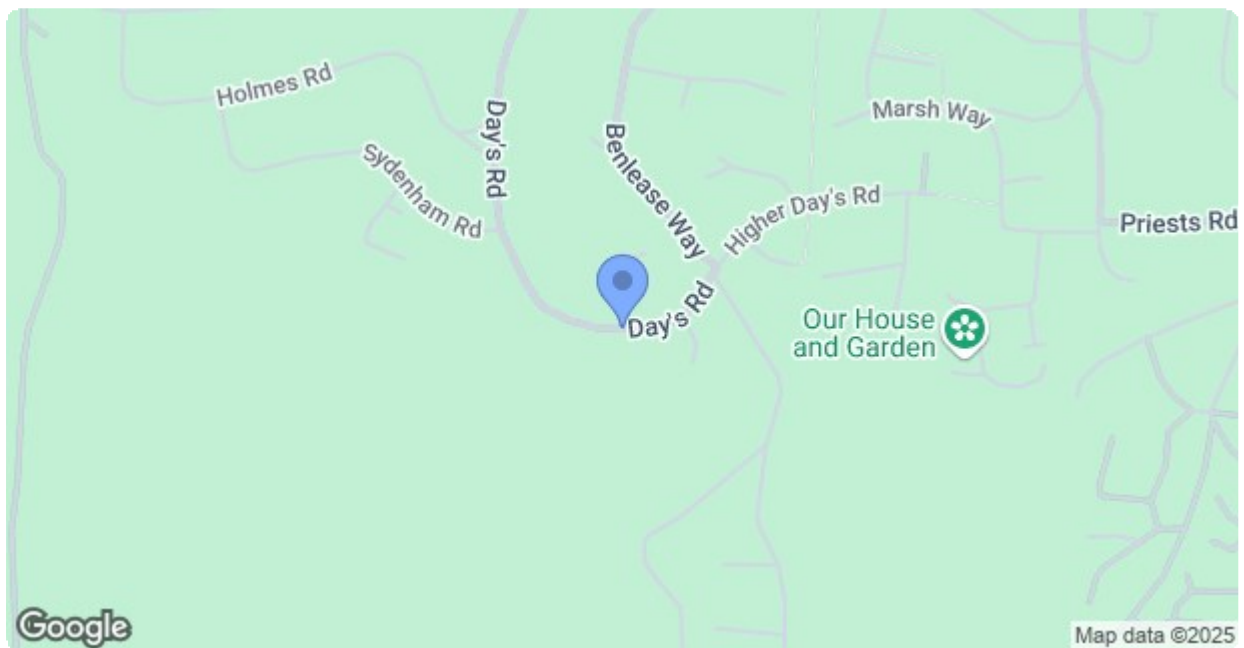
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





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