

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



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Richmond Road, Swanage, Dorset BH19 2PZ

- Well presented terraced house
- Kitchen
- Gas central heating. Double glazing
- NO FORWARD CHAIN!
- 2 bedrooms
- Bathroom/W.C.
- South facing rear garden
- 2 reception rooms
- Shower room/W.C.
- Sea glimpse from bedroom 1

Asking Price £350,000

Richmond Road, Swanage, Dorset BH19 2PZ

SITUATION:

To the south-west of Swanage approximately half a mile from the main town centre amenities, beach and seafront. The property is convenient for access to open country walks and the Townsend Nature Reserve, local amenities which include a convenience store and Primary School.

DESCRIPTION:

A terraced house, well-presented by the current owner, and constructed we understand in the early 1900's of brick elevations with stone dressing under an interlocking tiled roof. The rear garden, which offers ease of maintenance faces south, with a good-sized seating area and a timber outbuilding.

ACCOMMODATION:

Covered entrance with steps up to:

ENTRANCE HALL:

Double glazed front door, radiator, cupboard housing fuse box, quarry tiled floor.

LOUNGE (N):

12'1" x 37'4" (3.7 x 11.4)

12'2" (3.7m) x 11'4" (3.46m) into alcoves. Radiator, TV aerial point.

DINING ROOM (S):

12'0" x 33'2" (3.66 x 10.11)

12' (3.66m) x 10'11" (3.33m). TV aerial point, under stairs storage cupboard, part wood panelled walls, feature fireplace recess, radiator. Double glazed doors to the rear garden. Opening to:

KITCHEN: (S & W):

13'1" x 8'5" (4 x 2.58)

13'1" (4m) x 8'5" (2.58m). 1½ bowl single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and fitted dishwasher under, further work surfaces with drawers and cupboards under, fitted electric oven and 5-ring gas hob, splash backs, further appliance space, shelved cupboard housing Worcester boiler, wall cupboards, fitted fridge and freezer. Double glazed doors to the rear garden.

FIRST FLOOR

LANDING:

Fitted storage cupboards, access to loft space.

BATHROOM/W.C.:

9'2" x 8'5" (2.8 x 2.58)

9'2" (2.8m) x 8'5" (2.58m) max. Tiled floor, part half panelled walls, panelled bath with mixer tap, concealed cistern W.C., wash basin with mixer tap, obscure UPVC double glazed window, radiator.

SHOWER ROOM/W.C.:

Tiled floor, fully tiled shower cubicle with mains shower unit, vanity wash basin with mixer tap, low level W.C., radiator, obscure UPVC double glazed window.

BEDROOM 2 (S):

11'10" x 9'3" (3.61 x 2.84)

11'10" (3.61m) x 9'4" (2.84m). Radiator.

BEDROOM 1 (N):

14'6" x 11'4" (4.44 x 3.46)

14'7" (4.44m) x 11'4" (3.46m). Radiator, TV aerial point, view over rooftops to the sea.



OUTSIDE:

The enclosed rear garden faces south and has been landscaped to offer ease of maintenance. The lower area is paved and provides a good-sized seating area, and the upper level currently has an area of artificial grass and a timber outbuilding providing storage. Pedestrian rear access and gate.

SERVICES:

All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.

COUNCIL TAX:

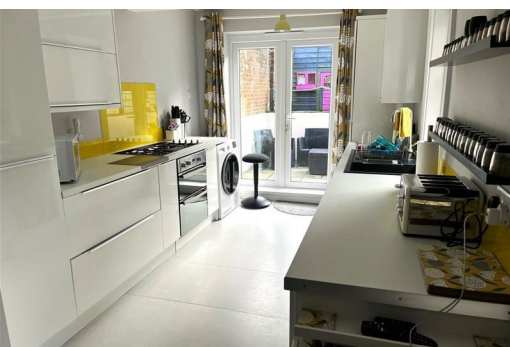
Band C: £2171.51 payable for 2023/24 (excluding discounts).

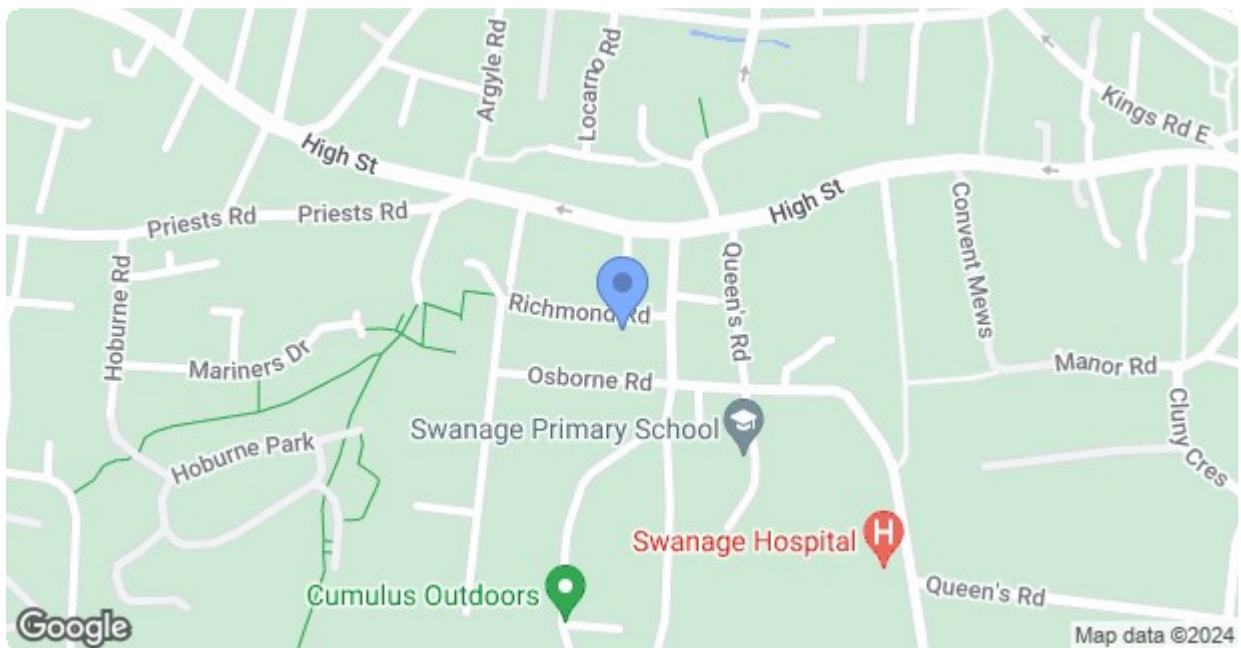
VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5/5.30pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

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. An 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		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 