

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



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Springfield Road, Swanage, Dorset BH19 1HD

Semi-detached house conveniently situated within a level town centre cul-de-sac. 3 bedrooms, west facing lounge/diner, kitchen, cloakroom/W.C., bathroom/W.C., gas central heating, double glazing, easily maintained west facing rear garden, front garden, garage and driveway parking. No chain.

- Well-presented semi-detached town house
- Lounge
- Gas central heating. Double glazing
- Being Sold with NO FORWARD CHAIN!
- Residential cul-de-sac just off the town centre
- Kitchen
- Garage and driveway parking
- 3 bedrooms
- Bathroom/W.C. Cloakroom/W.C.
- Easily maintained west facing rear garden. Front garden

Asking Price £420,000

Springfield Road, Swanage, Dorset BH19 1HD

SITUATION:

Conveniently located within a cul-de-sac situated just off Swanage town centre. Occupying a level position and providing easy access to all the main amenities, beach and seafront.

DESCRIPTION:

A semi-detached house built, we believe, in the late 1970's/early 1980's of brick elevations with stone dressing under a slate roof. Well-presented the property offers ease of maintenance and a westerly rear aspect and garden. Being in a town centre position a particular feature is the garage and parking.

ACCOMMODATION:

ENTRANCE HALL:

UPVC double-glazed front door, radiator, under stairs storage cupboard.

CLOAKROOM:

Low level W.C., wash basin with mixer tap, tiled splash back, cupboard housing fuse box, extractor unit.

KITCHEN (E):

10'9" x 7'11" (3.28 x 2.42)

10'9" (3.28m) x 7'11" (2.42m). Single drainer b sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for dishwasher and washing machine under, gas and electric cooker points, space for fridge/freezer, matching wall cupboards, tiled splash backs, Glow worm gas boiler, radiator.

LOUNGE/DINER (W):

14'4" x 13'1" (4.37 x 4)

14'4" (4.37m) x 13'1" (4m). Sliding doors to the rear garden, radiator, under stairs cloaks cupboard, TV aerial point.

FIRST FLOOR:

LANDING:

Access to loft space, shelved linen cupboard.

BEDROOM 3 (W):

8'8" x 5'9" (2.65 x 1.77)

8'8" (2.65m) x 5'10" (1.77m). Radiator, westerly outlook over rooftops.

BEDROOM 1 (W):

12'10" x 8'1" (3.92 x 2.48)

12'10" (3.92m) x 8'1" (2.48m). Radiator, westerly outlook over roof tops and glimpse of the hills.

BEDROOM 2 (E):

11'1" x 7'9" (3.38 x 2.38)

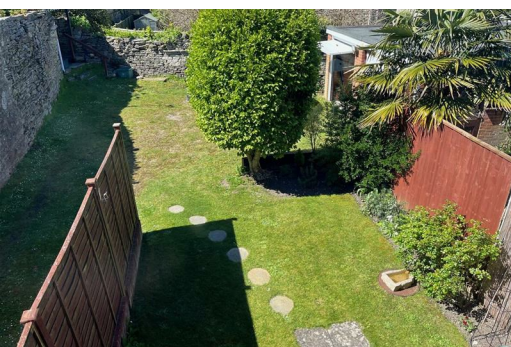
11'1" (3.38m) x 7'9" (2.38m). Radiator.

BATHROOM:

Obscure double-glazed window, towel radiator, low level W.C., panelled bath with mixer tap/shower attachment, wash basin with mixer tap, fully tiled walls, wall cupboards.

OUTSIDE:

Small open plan front garden with pebbled beds. Driveway to the south is owned by this property. N.B.: The adjacent property has a right of vehicular/pedestrian access over this land to access their garage and rear garden gate, although they have no right to park on this land, only in their garage). The rear garden faces west and comprises of a rear paved patio, formal lawned area with flower beds, a covered walled storage area and parking. GARAGE: 18'3" (5.57m) x 8'11" (2.73m). Brick and block construction, up and over door, light, power and fuse box.



SERVICES:

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

COUNCIL TAX:

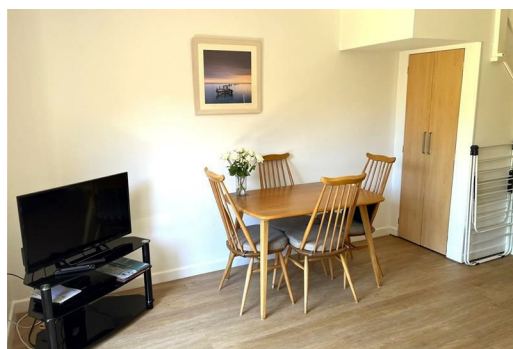
Band C: £2274.51 payable for 2024/25 (excluding discounts).

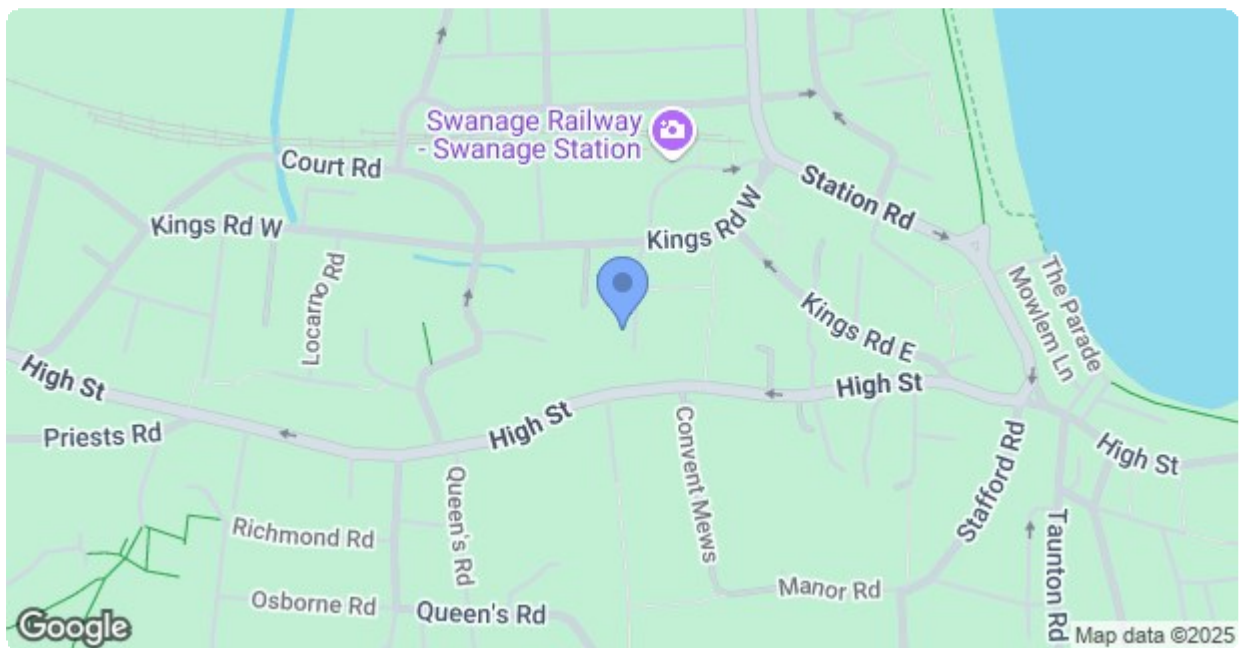
VIEWING:

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		
(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 