

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



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### **Grosvenor Road, Swanage, Dorset BH19 2DB**

Terraced cottage formed in the 1960's from the rear wing of a Victorian property and situated south of the town centre. 1 large first floor bedroom, open plan lounge and kitchen, bathroom/W.C., gas central heating, part double glazed, enclosed courtyard garden.

- Terraced character freehold cottage
- Bathroom/W.C.
- Enclosed courtyard garden
- 1 large bedroom
- Gas central heating
- Being sold with no forward chain
- Open plan lounge, dining room and kitchen occupying the whole ground floor
- Part double glazed
- Approx. half a mile south of the town centre

**Asking Price £280,000**

## Grosvenor Road, Swanage, Dorset BH19 2DB

### SITUATION:

In an elevated position south of the town centre, convenient for access to 'The Downs' which form part of the Jurassic Coast World Heritage site and leading to Durlston Country Park. The main amenities, beach and seafront are all within approximately half a mile.

### DESCRIPTION:

An unusual opportunity to purchase a character freehold terraced cottage with white rendered front elevation under a slate roof. The property was converted from the rear wing of a Victorian property in 1966, we understand. The property has its own courtyard style front garden and is accessed through a right of way leading off Grosvenor Road. There is unrestricted parking opportunity in the nearby roads, and the property is being offered with NO FORWARD CHAIN!

### ACCOMMODATION:

Right of way through the neighbouring property and steps down to:

### ENTRANCE PORCH:

Part glazed stable style door. Part glazed wooden door to:

### LOUNGE, DINING ROOM & KITCHEN (W):

25'4" (7.72m) x 10'4" (3.15m). Living space with bay window, 2 radiators, telephone point, feature fireplace with wooden mantle, gas point, TV aerial point, shelving to alcove, wall light points, inset spotlights, dining space. KITCHEN: Single drainer stainless steel sink unit with mixer tap, and work surfaces with drawers, cupboards, space and plumbing for washing machine, integrated dishwasher and integrated fridge under, electric oven and gas hob with extractor hood over, shelved cupboard, wall cupboards, tiled splash backs, Viessman gas boiler.

### FIRST FLOOR:

#### BEDROOM (W):

19'8" (6m) x 9'6" (2.91m). Fitted wardrobes to one wall, 2 radiators, inset spotlights, TV aerial point, timber framed double glazed windows, access to loft space. Door to:

#### BATHROOM/W.C.:

Timber framed obscure double-glazed window, panelled bath with mixer tap/shower attachment, fully tiled surround, wash basin, low level w.c., half-tiled surrounds, radiator, towel radiator, inset spotlights, shaver point, shelved airing cupboard.

### OUTSIDE:

Enclosed courtyard with decking and shingle, raised shrub beds, outside tap and lights. Access to lobby with store cupboard.

### ADDITIONAL INFORMATION

Property type: Terraced. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### COUNCIL TAX:

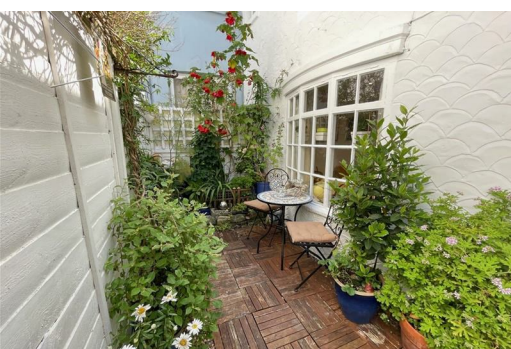
Band B: £2091.79 payable for 2025/26 (excluding discounts).

### VIEWING:

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

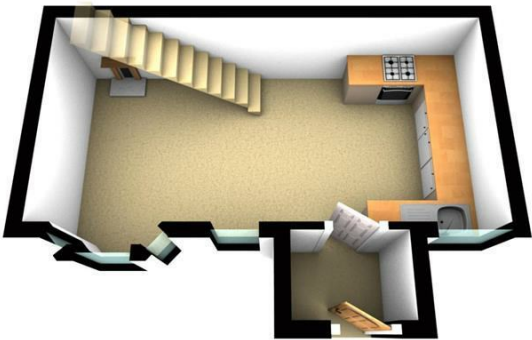
### THE PROPERTY MISDESCRIPTION ACT 1991:

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.

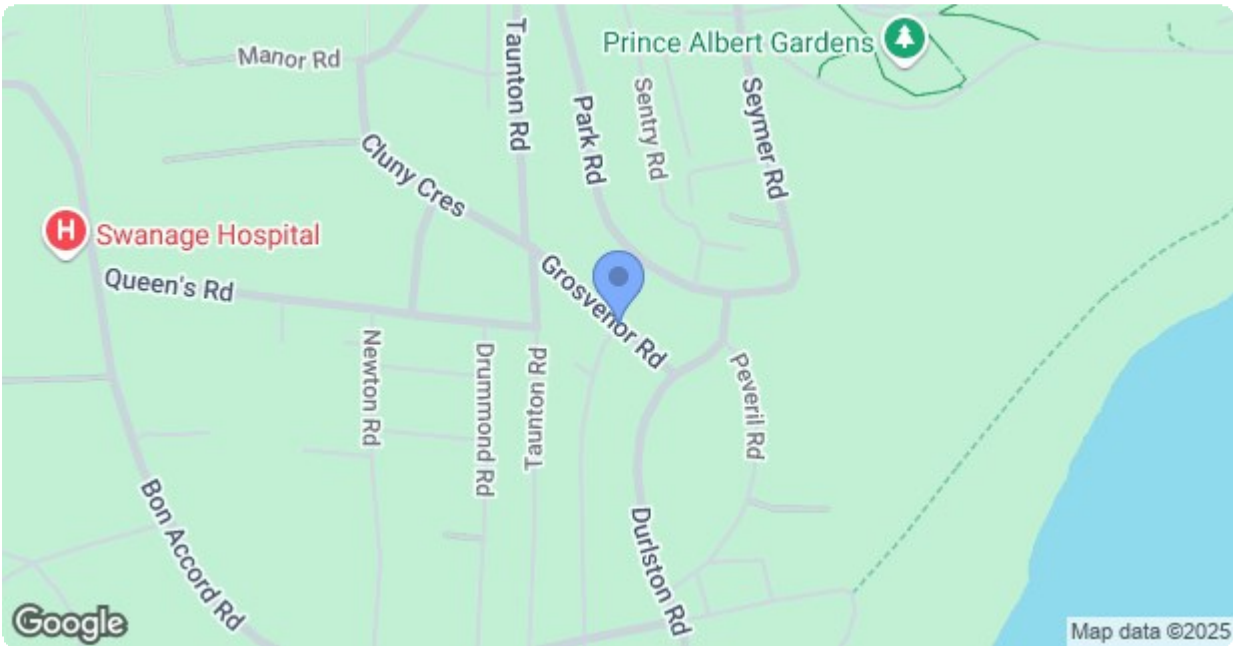
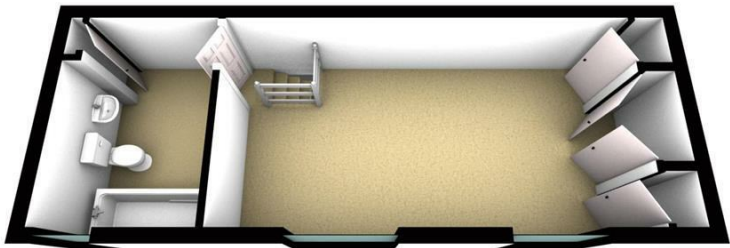




Ground Floor



First Floor



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