

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



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Alderbury Close, Swanage, Dorset BH19 2SN

Detached bungalow within a residential cul-de-sac to the west of Swanage. 3 bedrooms, lounge/diner, kitchen, bathroom, separate W.C., gas central heating, double glazing, south facing rear garden, garage and additional off road parking, hill views. Being sold with no forward chain.

- Detached bungalow
- 3 bedrooms
- Bathroom. Separate W.C.
- Some hill views
- Residential cul-de-sac location
- Lounge/diner
- Gas C.H. Double glazed
- South facing rear garden
- Kitchen
- Garage and parking

Guide Price £425,000

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SITUATION:

At the end of a residential cul-de-sac convenient for access to open country walks on the south-western outskirts of the town. The main town centre is approximately 1 mile and there are local amenities and schools nearby.

DESCRIPTION:

A detached bungalow built, we understand, in the early 1970's of Purbeck stone and rendered elevations under an interlocking tiled roof. The property has been successfully long let for many years and would benefit from redecoration and new floor coverings throughout. The rear garden faces south and there is ample off road parking opportunity as well as a single garage.

ACCOMMODATION:

Path and steps leading up to the front door.

ENTRANCE HALL:

Double-glazed front door, radiator, access to loft space with gas boiler, airing cupboard housing pre-lagged hot water cylinder.

LOUNGE/DINER (S & N):

20'4" x 14'3" (6.2 x 4.36)

19'9" (6.2m) x 14'3" (4.36m) max. Telephone point, two radiators, Purbeck stone fireplace with gas point, wooden mantle over, TV aerial point, hill views. Double glazed doors to the rear garden.

KITCHEN (S):

10'2" x 9'0" (3.1 x 2.76)

10'2" (3.1m) x 9' (2.76m). Single drainer stainless steel 1½ bowl sink unit and adjacent work surfaces with drawers, cupboards and appliance space under, gas hob, filter hood over, double electric oven, further work surface with cupboards under, further appliance space, shelved store cupboard, tiled splash backs, wall cupboards. Double glazed door to the rear garden.

BEDROOM 3 (N):

11'1" x 7'3" (3.38 x 2.21)

11'1" (3.38m) x 7'3" (2.21m). Radiator, telephone point, hill views

BEDROOM 1 (E):

11'1" x 10'6" (3.39 x 3.22)

11'1" (3.39m) incl. fitted wardrobes x 10'7" (3.22m). Radiator, telephone point.

BEDROOM 2 (E):

11' (3.35m) x 8'9" (2.67m). Radiator.

SEPARATE W.C.:

Tiled floor and walls, electric panel heater, concealed cistern W.C., obscure double-glazed window.

BATHROOM:

Tiled floor and walls, towel radiator, vanity wash basin with mixer tap, panelled 'P' bath with mixer tap, electric shower unit over, obscure double-glazed window.

OUTSIDE:

To the west is a sizeable brick paved area with shrub beds belonging solely to this property and providing ample space for off road parking, path to the front with a small timber shed leads to the grassed side garden with ornamental trees and further timber garden shed. A path also leads around the western side of the property with a gate into the rear garden which faces south and is terraced with a large, paved patio, flower and shrub beds, outside tap and light. GARAGE: 15'8" (4.79m) x 7'11" (2.43m). One in a block of four with up and over door.

SERVICES:

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



COUNCIL TAX:

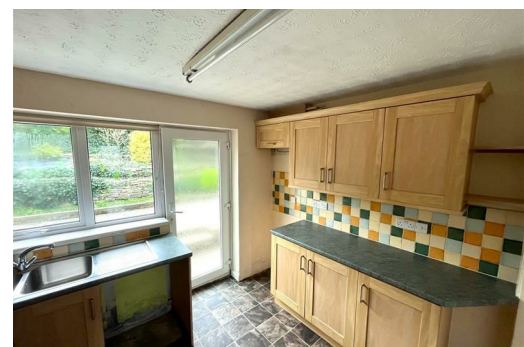
Band D: £2558.82 payable for 2024/25 (excluding discounts).

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.

Awaiting EPC**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 