

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



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Professional Estate and Letting Agents



Hoburne Road, Swanage, Dorset BH19 2SL

End of terrace house situated approximately half a mile to the West of Swanage town centre. 3 bedrooms, 1 reception room, kitchen, re-fitted wet-room/W.C., cloakroom/W.C., gas central heating, double glazing, gardens, two car parking spaces, some sea and hill views. No forward chain.

- End of terrace house
- Kitchen
- Double glazing
- Some sea and hill views
- 3 bedrooms
- Wet-room/W.C. Cloakroom/W.C.
- Gardens
- 1 reception room
- Gas central heating
- Two car parking spaces

Asking Price £347,500

Hoburne Road, Swanage, Dorset BH19 2SL

SITUATION:

On the south-western slopes of Swanage around half a mile from the main town centre amenities and sea front, convenient for open country walks leading to Durlston Country Park and the Jurassic Coast World Heritage Site.

DESCRIPTION:

An end of terrace house built, we understand, in 1995 of brick elevations under an interlocking tiled roof. To the rear is an enclosed garden and two allocated parking spaces, and to the side is a sloping lawned garden with some trees and shrubs. The property is being offered with no forward chain and has views over the town to Swanage Bay and the Purbeck hills.

ACCOMMODATION:

Steps lead up to:

ENTRANCE HALL:

UPVC double glazed front door, radiator.

CLOAKROOM/W.C.:

Extractor unit, low level w.c., corner wash basin with mixer tap and tiled splash back, radiator.

KITCHEN (W):

9'8" (2.97m) x 7'1" (2.16m). Single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and additional appliance spaces under, space for electric cooker with filter hood over, tiled splash backs, matching wall cupboards, Ariston gas boiler, extractor unit, view to the hills.

LOUNGE (E):

16'3" (4.96m) x 13'10" (4.23m). Under stairs storage cupboard, radiator, telephone point, TV aerial point, central heating thermostat, view over the town to Swanage Bay, UPVC double glazed doors to the rear garden.

FIRST FLOOR

LANDING:

Access to loft space (not inspected), shelved storage cupboard.

BEDROOM 1 (E):

13'10" (4.22m) x 9'10" (3.1m). Sea view, radiator, TV aerial point, telephone point.

BEDROOM 2 (W):

9'9" (2.98m) x 7'1" (2.18m). Hill views, radiator.

BEDROOM 3 (W):

6'5" (1.97m) x 6'3" (1.92m). Hill views, radiator.

WET-ROOM:

Obscure UPVC double glazed window, mains shower unit with fully tiled surrounds, wash basin with tiled splash back, low level w.c., radiator, extractor unit.

OUTSIDE:

Shrub beds either side of the front door, outside light. Rear garden has two levels of paving and a flower/shrub bed. Gated access to the private road behind with two allocated parking spaces. To the northern side of the property is a sloping lawned garden with trees and shrubs.

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).



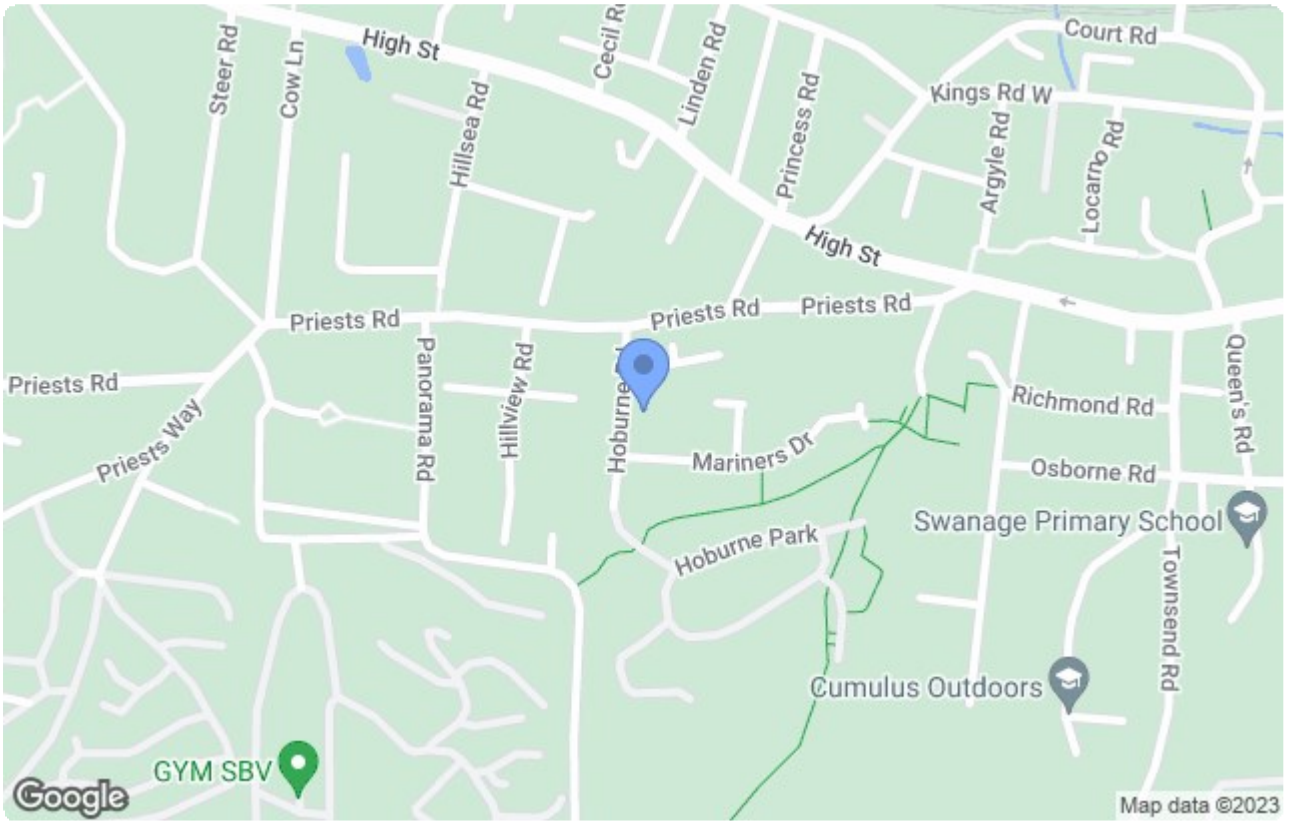
VIEWING:

By 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |