

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



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### **Court Road, Swanage, Dorset BH19 1JE**

An end of terrace house refurbished throughout by the current owner, situated convenient for access to the town centre. 2 bedrooms, 2 reception rooms, kitchen, bathroom, separate W.C., gas central heating, double glazing, west facing paved rear garden.

- Modernised and refurbished end terrace house
- Kitchen
- Double glazing
- Some hill glimpses
- 2 bedrooms
- Bathroom. Separate W.C.
- Small front garden
- 2 reception rooms
- Gas central heating
- West facing paved rear garden

**Asking Price £340,000**

# Court Road, Swanage, Dorset BH19 1JE

## SITUATION:

To the west of Swanage around half a mile from the main town centre amenities, beach and sea front and close to a local convenience store.

## DESCRIPTION:

An end of terrace house built we believe, in the early 1900's of stone, brick and pebble dash rendered elevations under a tiled roof. The property has been extensively refurbished by the current owner and is well-presented. The enclosed rear garden has a sunny westerly aspect and is paved.

## ACCOMMODATION:

Quarry tiled path leads to the covered entrance.

## ENTRANCE HALL:

Double-glazed front door, cupboard housing electric meter and fuse box.

## LOUNGE (E):

14'6" (4.42m) into box bay window x 11'10" (3.61m) max. Radiator, TV aerial point, fitted shelving to alcoves.

## DINING ROOM (W):

12'9" (3.9m) plus under stairs utility alcove x 11'1" (3.39m). Radiator, under stairs cupboard, utility space and shelving to recess, fitted shelving to alcove. Opening to:

## KITCHEN (S):

11'8" (3.58m) x 5'8" (1.75m). Single drainer stainless steel sink unit with mixer tap and wooden work surfaces with drawers and cupboards under, electric oven and gas hob with stainless steel extractor hood over, wall cupboards, Vaillant gas boiler. Door to rear garden.

## FIRST FLOOR

## LANDING:

Access to loft space.

## SEPARATE W.C.:

Obscure double-glazed window, low level W.C., one wall wood panelled.

## BEDROOM 2 (W):

11'2" (3.41m) x 9'9" (2.98m). Radiator, view to the hills over rooftops.

## BEDROOM 1 (E):

14'6" (4.44m) into box bay window x 10' (3.05m). Radiator, TV aerial point.

## BATHROOM:

Obscure double-glazed window, panelled bath with mains shower unit over and vanity wash basin with mixer tap, fully tiled surrounds, mirrored cupboard, towel radiator, extractor unit.

## OUTSIDE:

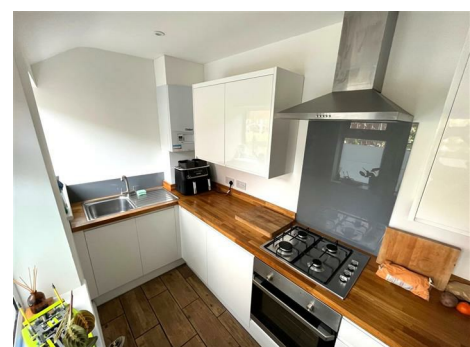
Small walled front garden, concreted, quarry tiled path. The rear garden faces west and has been paved for ease of maintenance, rear pedestrian access, clothes drying area.

## 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).

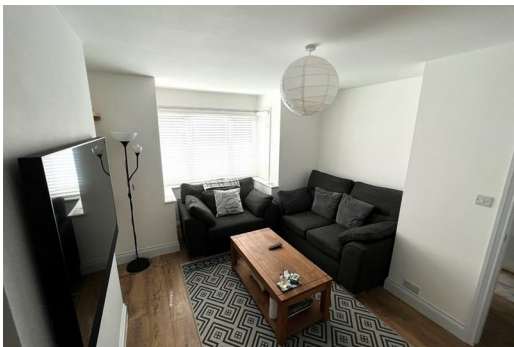


**VIEWING:**

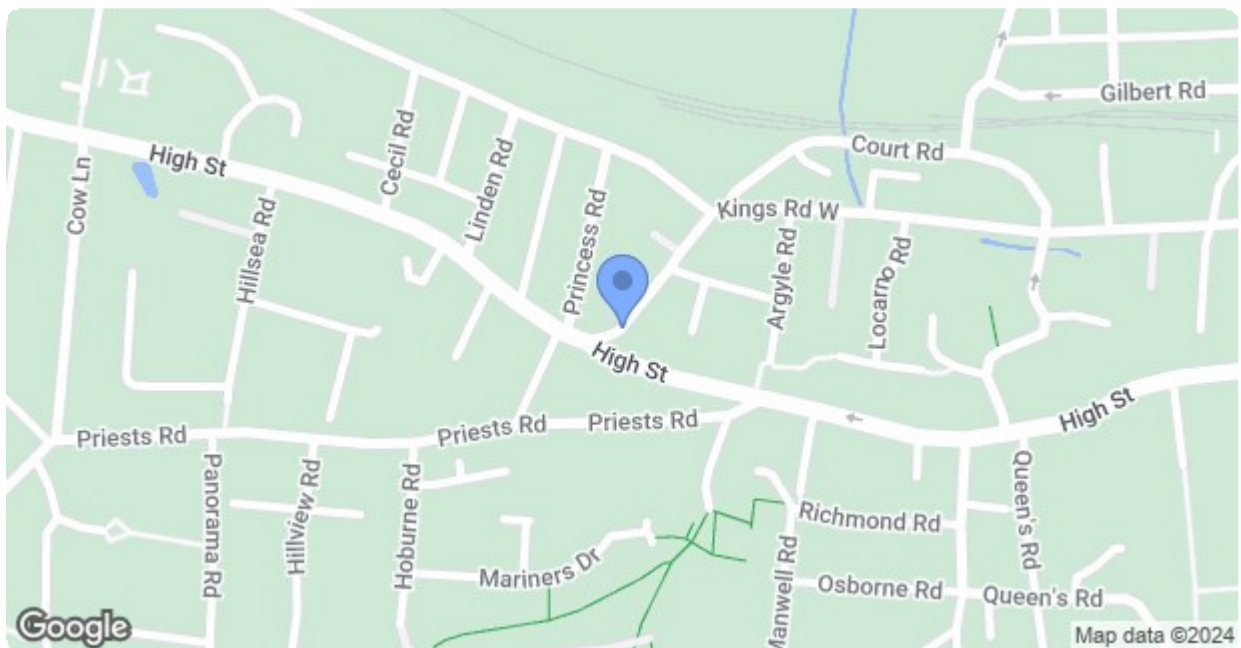
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

**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) <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 