

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



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Days Road, Swanage, BH19 2JP

Modern semi-detached house being offered with VACANT POSSESSION and ready to move in. 3 bedrooms (1 en-suite shower room/W.C.), south facing lounge, kitchen, bathroom/W.C. Enclosed garden and off road parking, convenient for local schools and open country walks. N.B. AI plan generator has been used for this property, to enhance visualisation internally.

- Modern semi-detached house
- South facing lounge
- Gas central heating. Double glazing
- Being sold with NO FORWARD CHAIN and READY FOR OCCUPATION
- Convenient for local schools and open country walks
- Kitchen/diner
- Enclosed garden
- 3 bedrooms (1 en-suite shower room/W.C.)
- Bathroom/W.C.
- Off-road parking

Asking Price £315,000

Days Road, Swanage, BH19 2JP

SITUATION:

In a residential position close to the western outskirts of Swanage, convenient for access to open country walks, local schools and bus routes. Swanage town centre and beach are around one and a half miles. There are local amenities at nearby Herston which include a small supermarket/sub-Post Office.

DESCRIPTION:

A semi-detached house built, we understand, in 2013 of brick and rendered elevations, under an interlocking tiled roof. The property is being offered with no forward chain. The rear garden is enclosed, offers ease of maintenance and has a rear gate, giving access to the off road parking.

ACCOMMODATION:

HALL:

Double glazed front door.

LOUNGE (S):

12'11" (3.96m) x 10'4" (3.16m). Wood flooring, radiator, TV aerial points, phone socket, three large windows. Opening to:

KITCHEN/DINER(N):

16'4" (4.99m) x 9'9" (2.98m). Radiator, 1½ bowl single drainer stainless steel sink unit with mixer tap, water softener with separate tap, worksurfaces with drawers, cupboards, space and plumbing for dishwasher under, space for fridge/freezer, electric oven and gas hob with extractor hood over, cupboard housing Glow worm gas boiler, wall cupboards, larder cupboard, dining space. Opening to utility space (former w.c. which could be reinstated – door removed), obscure double-glazed window, space and plumbing for washing machine, wash basin. Obscure double-glazed door to the rear garden.

FIRST FLOOR:

LANDING (W):

BATHROOM/SHOWER ROOM W.C.:

Panelled bath with mixer tap/shower attachment and vanity wash basin with tiled splash backs, low level W.C., fully tiled shower cubicle, towel radiator, tiled floor, extractor, obscure double-glazed window.

BEDROOM 2 (S):

11'7" (3.55m) x 7'3" (2.22m). Radiator, TV aerial point.

BEDROOM 3 (W):

8'5" (2.59m) x 7' (2.14m). Radiator, TV aerial point.

SECOND FLOOR:

BEDROOM 1 (N, S):

11'5" (3.49m) x 8'4" (2.56m). Sloping ceilings with Velux windows, TV point, radiator, eaves access. Door to: EN-SUITE SHOWER ROOM: Half tiled walls, tiled floor, low level W.C., wash basin with mixer tap, sink, fully tiled shower cubicle, towel radiator, extractor, Velux window.

OUTSIDE:

The side garden is mainly shingled, with some artificial turf and a concrete path. The rear garden is designed for ease of maintenance, and is paved, contains a shed and an outside tap, space for rotary line, gated rear access to parking for two cars.

NB:

An AI plan generator has been used for this property, to enhance visualisation.



ADDITIONAL INFORMATION:

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

Band C: £2,504.96 payable for 2026/27 (excluding discounts).

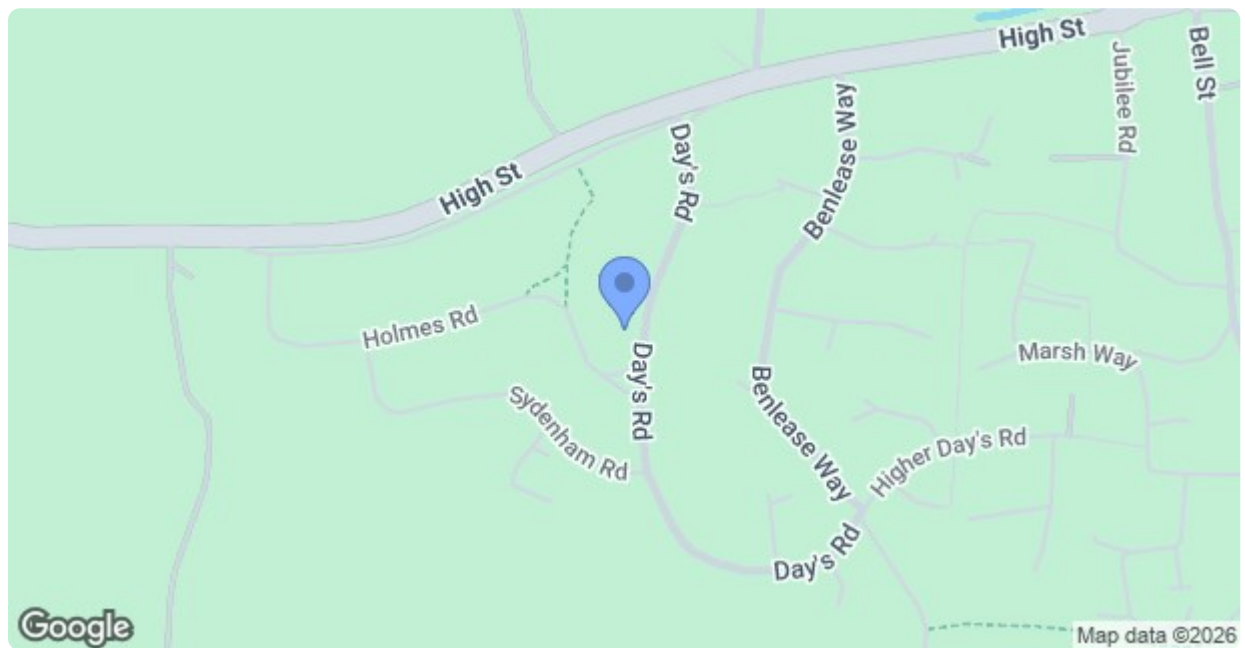
VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5pm and Saturday 9.00am-3pm April-September 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. 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	