

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



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Priests Road, Swanage, Dorset BH19 2RG

A well presented end of terrace house with a south facing rear garden, some hill and sea views. 3 bedrooms, 1 reception room, kitchen, cloakroom/W.C., re-fitted bathroom/W.C., gas central heating, double glazed windows, 2 allocated off road parking spaces.

- End of terrace house
- South facing reception room
- Bathroom/W.C.
- South facing rear garden
- Some hill & sea views
- Kitchen
- Gas central heating
- 3 bedrooms
- Cloakroom/W.C.
- UPVC double glazed

Asking Price £295,000

Priests Road, Swanage, Dorset BH19 2RG

SITUATION:

In an elevated position approximately half a mile to the west of Swanage town centre and seafront, convenient for access to open country walks.

DESCRIPTION:

An end of terrace house built, we believe, in the 1990's of brick elevations under an interlocking tiled roof. The property is well presented and has two allocated off road car parking spaces in a private area behind the properties and a south facing rear garden. The kitchen and main bedroom have views over the town to the hills and sea beyond.

ENTRANCE HALL:

UPVC double glazed front door, radiator.

CLOAKROOM/W.C.:

Low level w.c., corner wash basin, radiator.

KITCHEN (N):

(10'10") x (6'9"). ((3.32m) x (2.06m).)

Hill views and sea glimpses, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, space for fridge/freezer, tiled splash backs, Worcester boiler, matching wall cupboards, extractor unit, space for cooker.

LOUNGE (S):

(15'5") x (13'8"). ((4.7m) x (4.19m).)

Radiator, UPVC doors opening on to the garden, TV aerial point, under stairs storage cupboard.

FIRST FLOOR

LANDING:

Access to loft space.

BEDROOM 1 (N):

(11'10") x (10'3") plus alcove. ((3.61m) x (3.14m) plus alcove.)

Radiator, sea & hill views, part sloping ceiling.

BATHROOM/W.C.:

Obscure UPVC double glazed window, panelled 'P' bath with fully tiled surround, mixer tap and mains shower unit, concealed cistern low level w.c. and wash basin with tiled splash back, towel radiator, mirrored cabinet with lighting.

BEDROOM 2 (S):

(9'3") x (6'10"). ((2.82m) x (2.09m).)

Radiator, fitted single wardrobe and shelving, part sloping ceiling.

BEDROOM 3 (S):

(9'4") x (6'5"). ((2.87m) x (1.97m).)

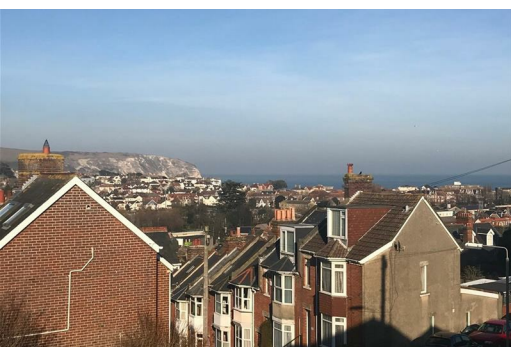
Radiator, fitted single wardrobe, part sloping ceiling.

OUTSIDE:

Sloping lawned front garden and steps leading up to the property. In a private area to the rear there are two parking spaces allocated to the property. Steps lead down to the property. The rear garden faces south and is fully enclosed. This property also has two outside stores.

SERVICES:

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



COUNCIL TAX:

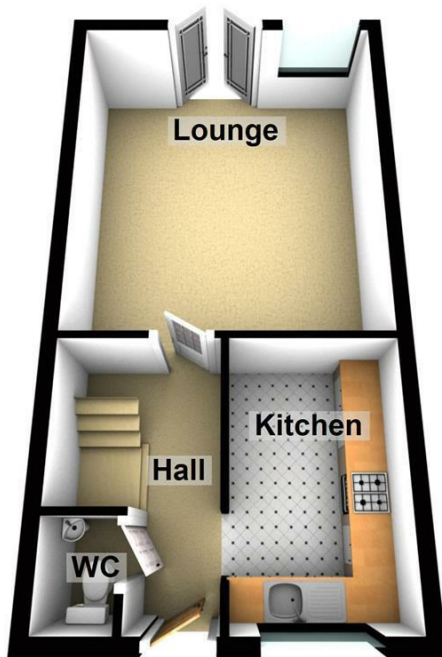
Band C: £1706.71 payable for 2018/19 (excluding discounts).

VIEWING:

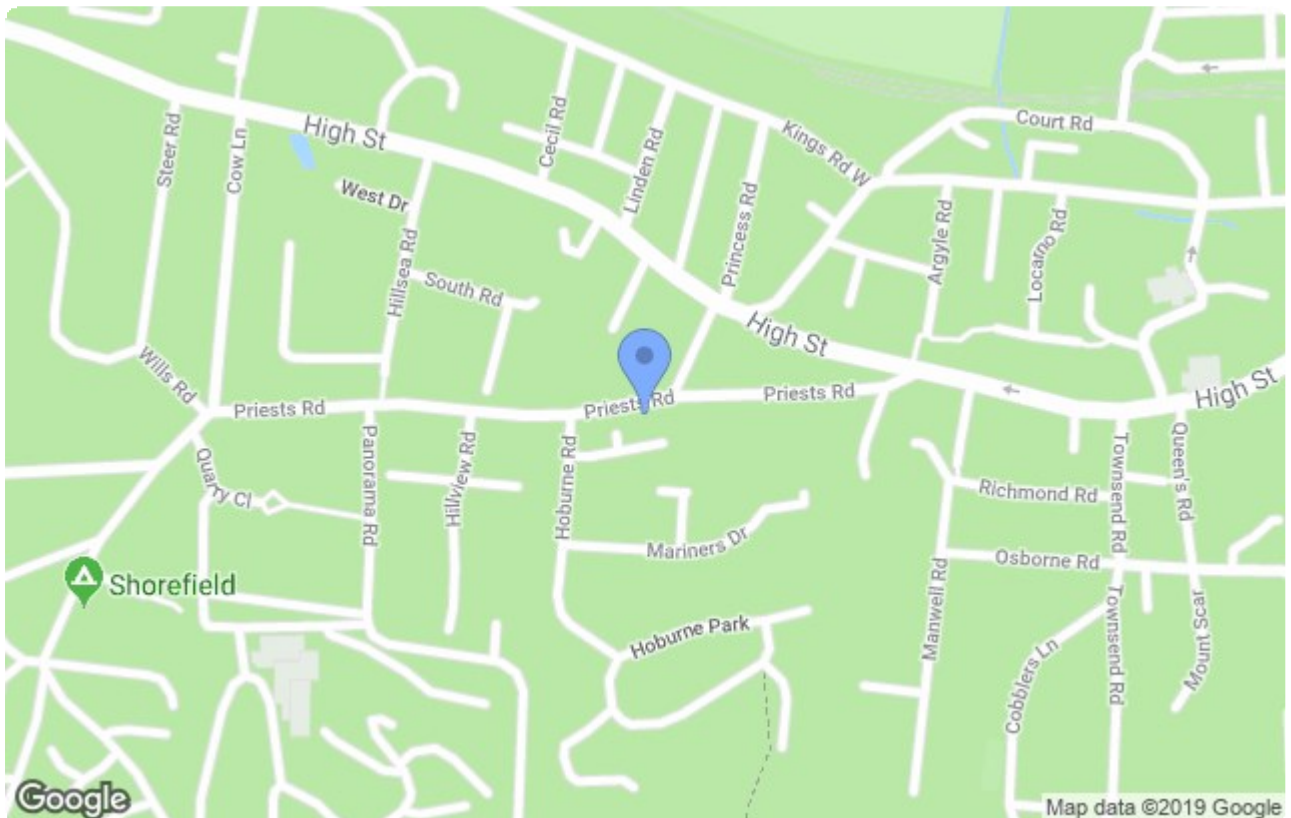
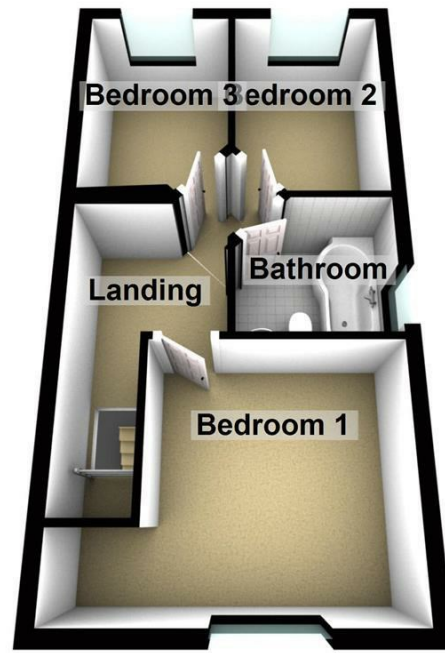
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.



Ground Floor



First Floor



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		
	75	88
EU Directive 2002/91/EC		
England & Wales		

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		
	77	90
EU Directive 2002/91/EC		
England & Wales		