

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



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Priests Road, Swanage, Dorset BH19 2RN

Terraced house in need of updating. 2 bedrooms, through lounge/diner with southerly front aspect, kitchen, bath/shower room/w.c., gas central heating, double glazed windows, rear yard, under house store, some hill views. Being sold with NO FORWARD CHAIN!

- Terraced house
- Through lounge/diner
- Gas central heating. Double glazing
- Being sold with NO FORWARD CHAIN!
- In need of updating
- Kitchen. Utility lobby
- Rear yard and under house store
- 2 bedrooms
- Bath/shower room/W.C.
- Some hill views

Asking Price £275,000

Priests Road, Swanage, Dorset BH19 2RN

SITUATION:

Within a terrace of similar properties approximately half a mile to the west of Swanage town centre, convenient for access to the Townsend Nature Reserve which leads to Durlston Country Park and the coastal path.

DESCRIPTION:

A terraced house built we believe in late Victorian times of rendered and brick elevations under a slate roof. The property is in need of updating but has gas central heating and double glazing. The through lounge/diner has a southerly front aspect and to the rear there is a small garden/yard with under house storage. Although there is no off-road parking with this property there is unrestricted parking in Priests Road and other roads nearby.

ACCOMMODATION:

ENTRANCE HALL:

UPVC double glazed front door, electric meter and fuse box.

THROUGH LOUNGE/DINER (S):

20'11" (6.38m) x 11'2" (3.41 max.), narrowing to 10'11" (3.33m). Two radiators, telephone point, feature fire surround and mantle, wall lights, under stairs cupboard. Door to:

KITCHEN (N):

8'6" (2.6m) x 7'4" (2.25m). Radiator, single drainer sink unit and work surfaces with drawers, cupboards, space and plumbing for a washing machine under, electric oven, gas hob, filter hood, housing for fridge/freezer, tiled splash backs. Door to:

REAR LOBBY (N):

Appliance space, double glazed wooden door and steps down to the yard.

FIRST FLOOR

LANDING:

Radiator. loft access.

BATH/SHOWER ROOM/W.C.:

Obscure double-glazed window, panelled bath with mixer tap/shower attachment, wash basin, low level w.c., shower cubicle with electric shower, cupboard housing Worcester boiler, strip-light/shaver point, fully tiled walls, radiator.

BEDROOM 2 (N):

10'5" (3.17m) x 8'3" (2.52m) max. View to the hills, radiator.

BEDROOM 1 (S):

14'9" (4.5m) narrowing to 12'5" (3.8m) x 9'8" (2.94m). Fitted wardrobes, shelved cupboard and storage, radiator.

OUTSIDE:

Paved rear yard/small garden with pedestrian rear access. Under house storage room.

ADDITIONAL INFORMATION

Property type: Terraced. 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/

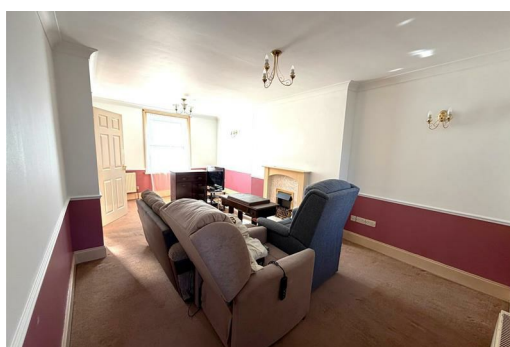
COUNCIL TAX:

Band C: £2390.61 payable for 2025/26 (excluding discounts).

VIEWING:

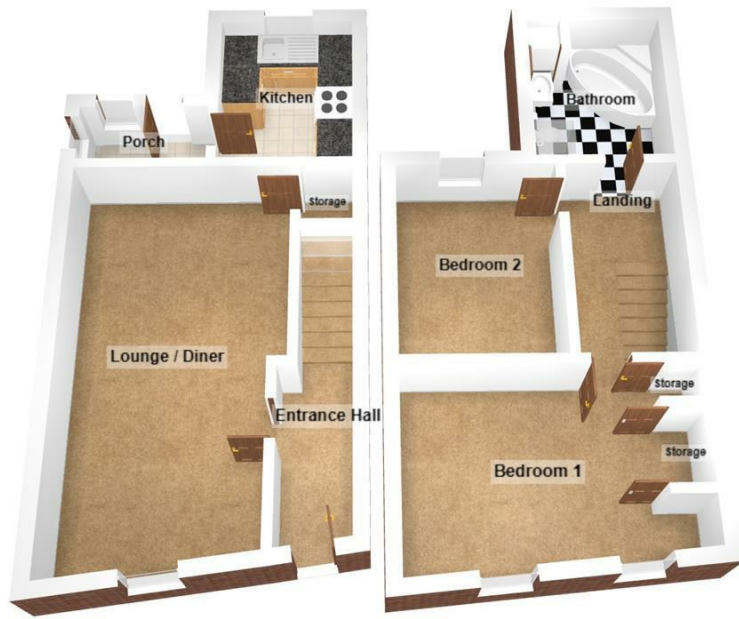
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:



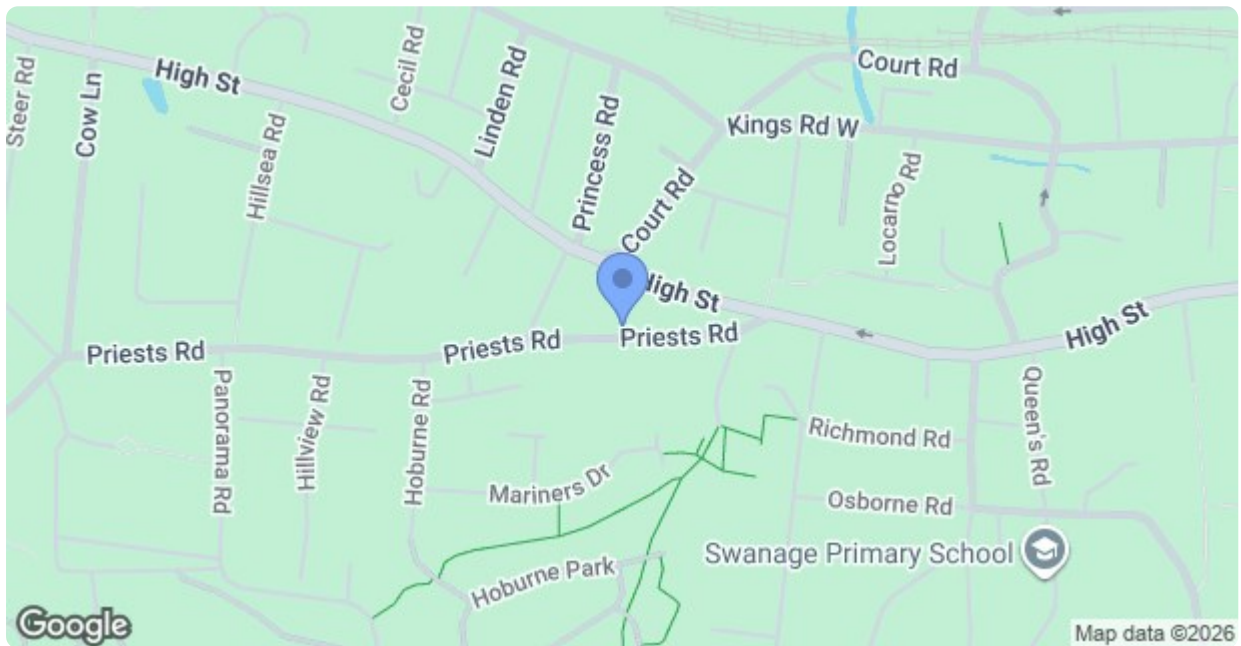
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, 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.





Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	