

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



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



### **Victoria Avenue, Swanage, Dorset BH19 1AS**

Link-detached chalet style house situated around 3/4 mile to the west of the town centre convenient for access to open country walks. 3 bedrooms, lounge, kitchen, bathroom, separate W.C., gas central heating, mainly double glazed, garage, forecourt parking, in need of updating.

- Link-detached house
- 1 reception room
- Gas central heating
- Courtyard garden
- Needs updating
- Kitchen
- Mainly double glazed
- 3 bedrooms
- Bathroom. Separate W.C.
- Garage and parking

**Guide Price £350,000**

# Victoria Avenue, Swanage, Dorset BH19 1AS

## SITUATION:

Situated in a level position approximately  $\frac{3}{4}$  of a mile to the West of Swanage town centre convenient for access to open country walks. The property is located within a courtyard shared with a car repair and servicing garage, which used to belong to the current owner. The business is no longer a going-concern and is marketed for sale – a pre-application to convert/develop has been submitted, a full planning application has not.

## DESCRIPTION:

A link-detached chalet style house built, we understand, in the mid/late 1960's of Purbeck stone elevations under an interlocking tiled roof. The property has good sized rooms and low external maintenance, although it is in need of updating internally. The property has a garage and space to park additional vehicles on the hardstanding in front of the property.

## ACCOMMODATION:

### ENTRANCE HALL:

UPVC double glazed front door, parquet flooring, radiator, under stairs storage cupboard

### KITCHEN (N):

11'10" (3.61m) x 11'8" (3.55m). Single drainer 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards space and plumbing for washing machine and dishwasher under, fitted electric oven, gas hob with filter hood over, space for fridge/freezer, two store cupboards, tiled floor, tiled splash backs, wall cupboards. Part glazed door to garden.

### LOUNGE (S, N & E):

22' (6.78m) x 12'5" (3.79m). Purbeck stone open fireplace, hearth, and surround with wooden mantle over, stone plinth with TV aerial point, radiator, mainly parquet flooring. UPVC double glazed doors to the garden.

### FIRST FLOOR:

#### LANDING (S):

Window on half landing, radiator, store cupboard, access to loft space.

#### BEDROOM 2 (S):

13'10" (4.22m) x 10'11" (3.35m) into bay. Radiator, built-in wardrobes, storage alcove, part sloping ceiling.

#### BEDROOM 1 (S):

16'5" (5.1m) x 12'10" (3.9m) into bay. Radiator, hanging rail and storage area in the eaves, part sloping ceiling

#### BEDROOM 3 (N):

8' (2.45m) x 7'11" (2.41m) currently fitted out as a dressing room with large wardrobe with access to eaves. Radiator, view to the hills.

#### SEPERATE W.C.:

Obscure double-glazed window, radiator, part tiled walls, low level w.c

#### BATHROOM (N):

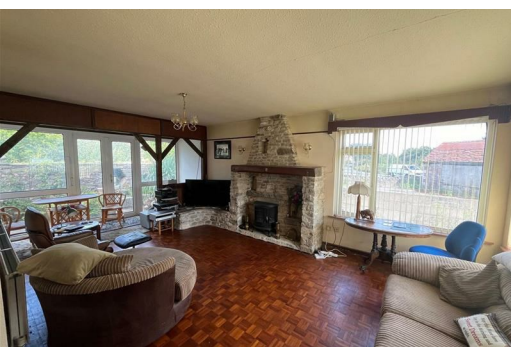
Vanity wash basin, panelled bath with mixer tap/shower attachment, radiator, cupboard housing Vaillant gas boiler.

#### OUTSIDE:

To the front of the property is a hardstanding & paved area providing parking. Side access. GARAGE: 18'11" (5.78m) x 9'6" (2.9m). Double doors, light & power, fuse box, single glazed windows. The rear courtyard style garden is paved & concreted & enclosed by a Purbeck style boundary wall, outside tap, raised flower and shrub beds

#### COUNCIL TAX:

Band D: £2558.82 payable for 2024/25 (excluding discounts).



**ADDITIONAL INFORMATION**

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

**VIEWING:**

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

**THE PROPERTY MISDESCRIPTION ACT 1991:**

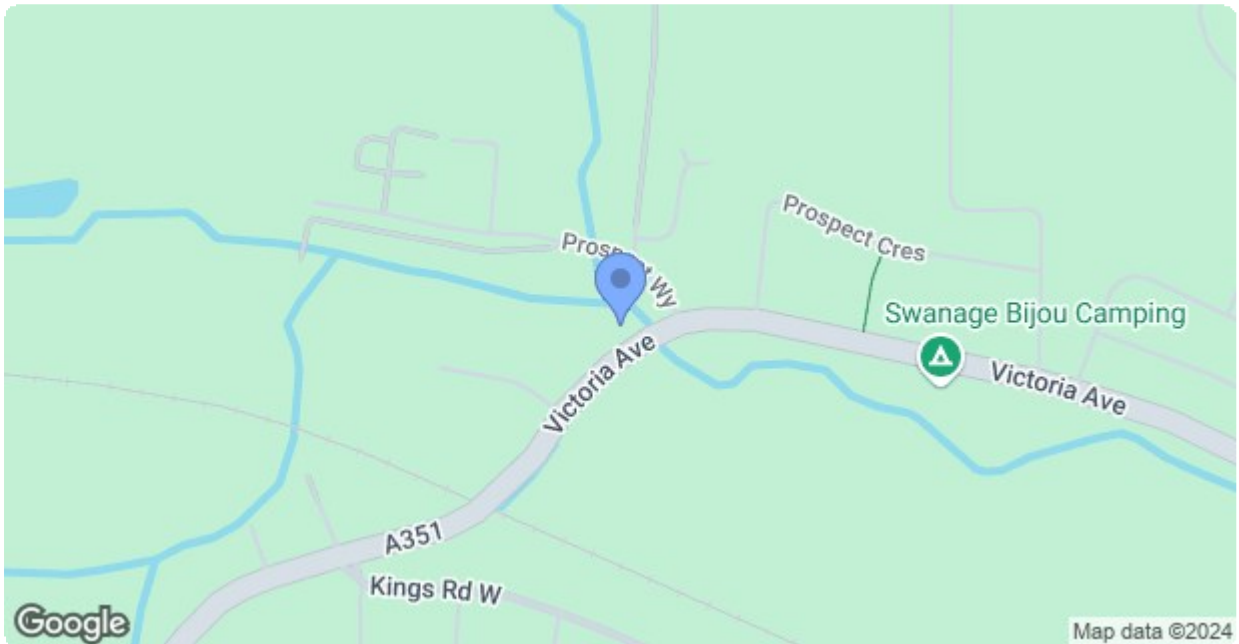
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey,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



104, Victoria Avenue, Swanage, BH19 1AS



All measurements are approximate and for display purposes only



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |