

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



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Priests Road, Swanage, Dorset BH19 2RG

End of terrace house approx. 1/2 mile west of the town centre. 3 bedrooms, south and west facing lounge/diner, kitchen, cloakroom/W.C., bathroom/W.C., gas central heating, double glazing, two car parking, south facing rear garden, front and side gardens, some hill and sea views. No forward chain.

- End of terrace house
- South facing rear garden
- 3 bedrooms
- South and west facing lounge/diner
- Kitchen
- Cloakroom/W.C. Bathroom/W.C.
- Gas central heating. Double glazing
- Two car parking
- Front and side gardens
- Some sea and hill views

Asking Price £325,000

Priests Road, Swanage, Dorset BH19 2RG

SITUATION:

On the south-western slopes of Swanage situated approximately ½ mile from the main town centre amenities, seafront/beach and convenient for access to open country walks on the Townsend Nature Reserve, leading to Durlston Country Park which forms part of the Jurassic Coast World Heritage Site.

DESCRIPTION:

An end of terrace house built, we understand in 1995 of brick elevations under an interlocking tiled roof. The property occupies a larger than standard plot within the terrace with an area of garden to the west of the property, as well as the south facing rear garden. A private road at the rear leads to the parking area with two spaces allocated to this property. External steps lead directly down from the parking area to the rear of the property. There are some sea and hill views from the front facing rooms.

ACCOMMODATION:

External steps lead up to:

ENTRANCE HALL:

UPVC double glazed front door, radiator.

CLOAKROOM/W.C.:

Low level w.c., corner wash basin with tiled splash back, radiator, extractor unit, fuse box.

KITCHEN (N):

10'10" x 6'9" (3.32 x 2.07)

10'10" (3.32m) x 6'9" (2.07m). View to the hills, single drainer stainless sink unit adjoining and work surfaces with drawers, cupboards, space and plumbing for washing machine under, further work surfaces with appliance spaces under, breakfast bar, wall cupboards, tiled splash backs, Worcester boiler.

LOUNGE & DINING ROOM (S &W):

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

15'5" (4.7m) x 13'9" (4.19m). Radiator, double glazed doors to the garden, under stairs cupboard, TV aerial point.

FIRST FLOOR:

BEDROOM 1(N):

12'1" x 10'4" (3.69 x 3.17)

12'1" (3.69m) x 10'4" (3.17m) plus storage alcove. Sea and hill views, part sloping ceiling, radiator.

BATHROOM/W.C.:

Obscure double-glazed window, low level W.C., radiator, panelled bath, wash basin, tiled splash backs, strip light/shaver point.

BEDROOM 2 (S):

9'4" x 6'10" (2.87 x 2.1)

9'6" (2.87m) x 7' (2.1m). Radiator.

BEDROOM 3 (S):

9'4" x 6'6" (2.87 x 2)

9'5" (2.87m) x 6'6" (2m). Radiator.

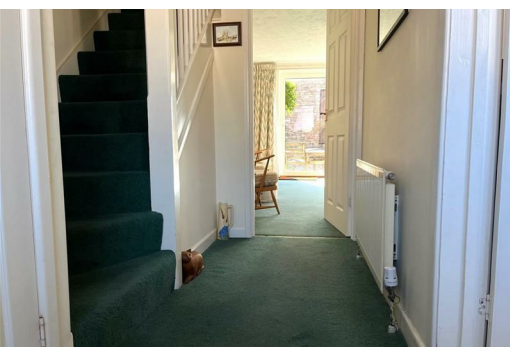
OUTSIDE:

Steps up to the property from Priests Road. The sloping front garden is lawned, as is the garden to the west. Side access to the rear garden which faces south and is mainly paved to offer ease of maintenance. Outside store. Own steps lead up to the parking area at the rear with two spaces allocated to this property.

ADDITIONAL INFORMATION:

Property type: End of terrace. 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:

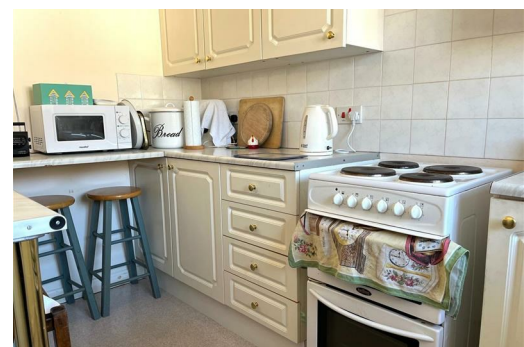
Band C: £2274.51 payable for 2024/25 (excluding discounts).

VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5/5.30pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times. Lunchtimes included.

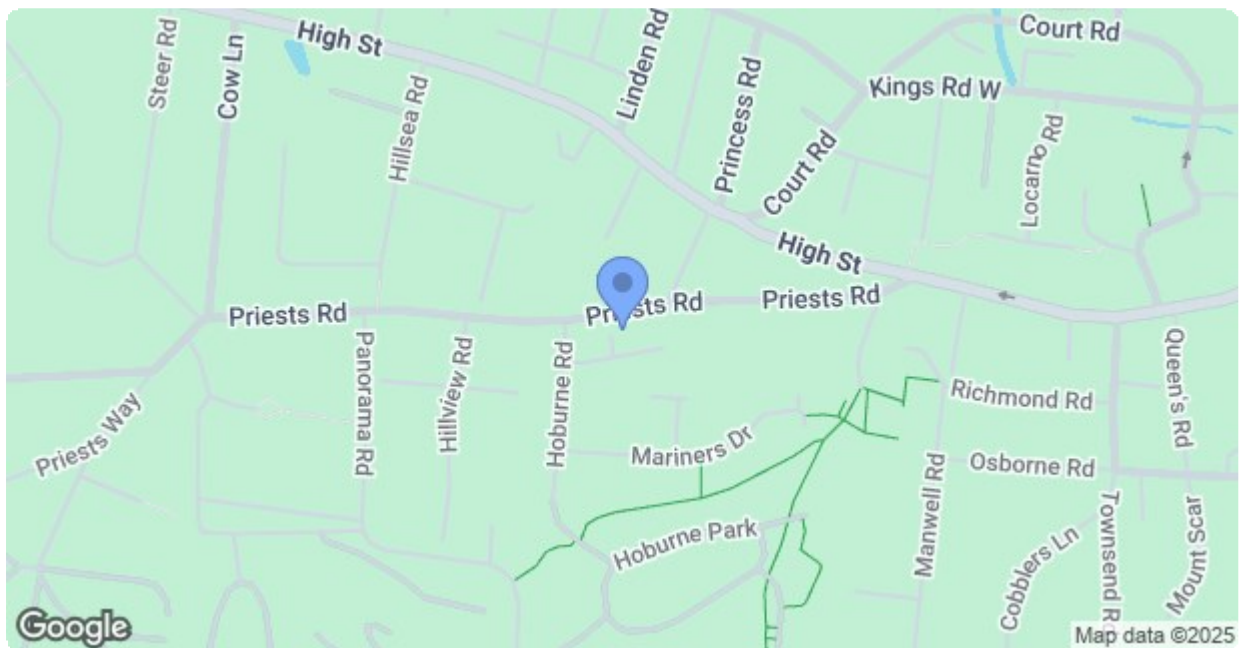
EPC to be added**The Property Misdescription Act 1991.**

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. An appointment to view should be made and all negotiations conducted through Miles & Son.





All measurements are approximate and for display purposes only



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	