

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)



### **Higher Days Road, Swanage, BH19 2LD**

Link-detached house in need of updating. Residential position near open country walks. 2 bedrooms, lounge, kitchen, bathroom/W.C., gas central heating, double glazing, enclosed rear garden, garage and driveway parking, some hill views. Being sold with NO FORWARD CHAIN!

- Link-detached house
- South facing lounge
- Gas central heating. Double glazed windows
- Hill views
- In need of updating throughout
- Kitchen
- Enclosed rear garden
- 2 bedrooms
- Bathroom/W.C.
- Garage and driveway

**Asking Price £315,000**

# Higher Days Road, Swanage, BH19 2LD

## 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 is around 1 mile and there are local amenities at nearby Herston which include a small supermarket/sub-Post Office.

## DESCRIPTION:

A link-detached house built originally, we understand, in the 1980's of brick elevations under an interlocking tiled roof. The property is in need of updating throughout but does have double-glazed windows and gas central heating. The lounge faces south; there is an enclosed rear garden, integral garage, and driveway parking.

## ACCOMMODATION:

Entrance canopy.

## ENTRANCE HALL:

Double glazed front door, obscure double-glazed window, radiator, central heating thermostat, fuse box.

## LOUNGE (S):

15'8" x 10'0" (4.8 x 3.05)

Radiator, telephone point, TV point, fire surround. Door to lobby with understairs storage and access into the integral garage.

## KITCHEN/DINER(N):

13'7" x 9'3" (4.15 x 2.84)

Single drainer stainless steel 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards and appliance space under, space for fridge/freezer, wall cupboards, Worcester boiler. Double glazed door to:

## LEAN - TO LOBBY (N):

7'6" x 4'10" (2.3 x 1.49)

Space and plumbing for washing machine, shelving, wooden door to garden.

## FIRST FLOOR:

### LANDING:

Loft access, shelved cupboard.

### BEDROOM 2 (N):

13'6" x 8'2" (4.13 x 2.49)

Airing cupboard with radiator, TV aerial point, radiator, hill views.

### BATHROOM/W.C.:

Obscure double-glazed window, radiator, low level w.c., wash basin, panelled bath with mixer tap/shower attachment and fully tiled surround, remainder walls half tiled.

### BEDROOM 1(S):

13'6" x 9'6" (4.12 x 2.91)

Radiator.

## OUTSIDE:

Small open grassed front garden. Concrete driveway leading to: GARAGE: 17'9" (5.43m) x 8'2" (2.49m). Up and over door, power and light, pitched roof with eaves storage, shelving and work bench. Personal door to property. The rear garden is enclosed, mainly paved, raised beds and flower/shrub beds, outside tap, greenhouse, garden store (poor condition).

## ADDITIONAL INFORMATION:

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



**COUNCIL TAX:**

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

**VIEWING:**

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

**ADDITIONAL INFORMATION**

Awaiting EPC (commissioned)

**THE PROPERTY MISDESCRIPTION ACT 1991:**

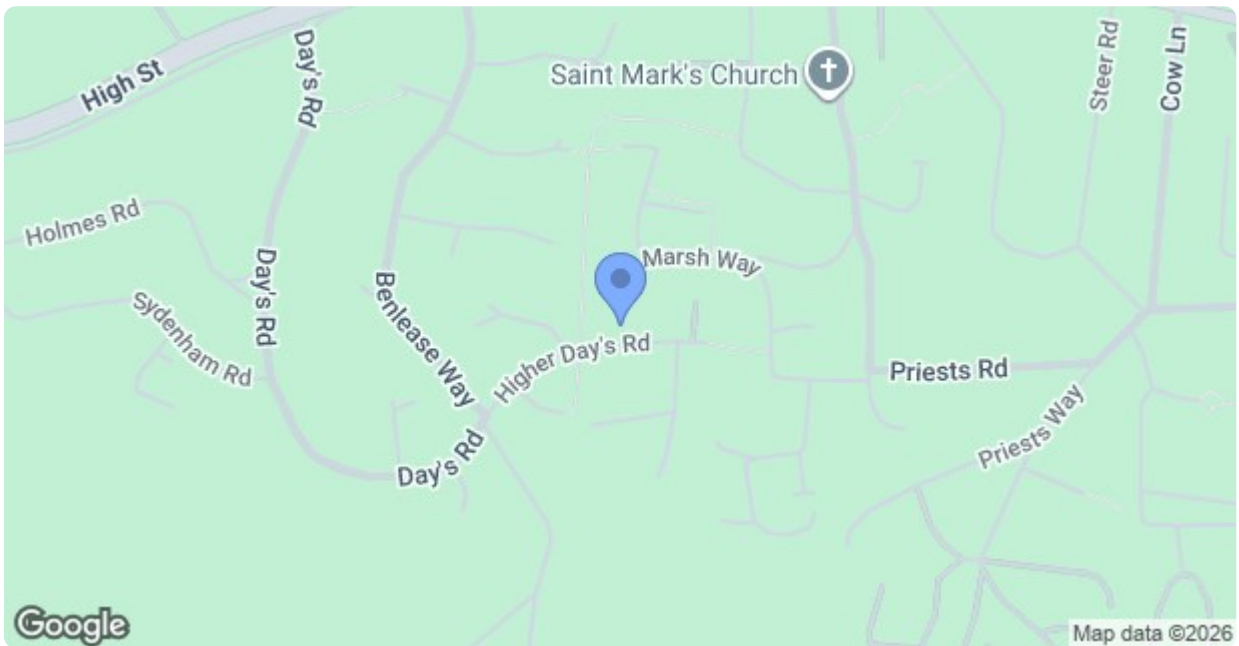
These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried 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) <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 2002/91/EC	