

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



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### **Court Road, Swanage, Dorset BH19 1JB**

Character terraced cottage conveniently situated to the west of Swanage town centre. 2 bedrooms, lounge, kitchen/diner, utility/garden room. ground floor W.C., bathroom/W.C., gas central heating, double glazing, enclosed paved courtyard style garden.

- Character terraced cottage
- Kitchen/diner
- Gas central heating
- Convenient position west of town centre
- 2 bedrooms
- Utility/garden room
- Double glazing
- Lounge
- Ground floor W.C. Bathroom/W.C.
- Enclosed rear courtyard style garden

**Asking Price £325,000**

# Court Road, Swanage, Dorset BH19 1JB

## SITUATION:

To the west of Swanage town centre, approximately half a mile from the main town centre amenities, beach and seafront. There is a local convenience store situated nearby.

## DESCRIPTION:

A terraced character cottage built we understand in the early 1900's of Purbeck stone and rendered elevations under a tiled roof. The property has a later extension providing a ground floor w.c., and utility/garden room. The rear courtyard style garden is enclosed and has pedestrian rear access.

## ACCOMMODATION:

Double glazed front door to:

### LOUNGE (W):

15'7" (4.74m) max. x 10'9" (3.27m). Radiator, corner cast iron fireplace with gas fire, wall lights, understairs cupboard, central heating thermostat. Door to:

### KITCHEN/DINER (E):

15'7" (4.74m) max. x 11'10" (3.6m). Radiator, dining space, feature Purbeck stone fireplace, fitted dresser to alcove, single drainer stainless steel 1½ bowl sink unit and work surfaces with integrated freezer, drawers and cupboards under, space for gas cooker with filter hood over, space for fridge/freezer, wall cupboards, store cupboard, tiled splash backs. Door to:

### UTILITY/GARDEN ROOM (E):

12'9" (3.89m) x 7'4" (2.33m). Ware sink and work surface with space and plumbing for washing machine under, translucent roofing, UPVC double glazed window and door to the garden.

### W.C.:

Obscure double-glazed window, translucent roofing, corner wash basin with tiled splash back, low level w.c.

## FIRST FLOOR

### LANDING:

Loft access.

### BEDROOM 1 (W):

13'6" (4'11m) x 12' (3.95m). Radiator, feature cast iron fireplace, fitted wardrobes and store cupboards.

### BEDROOM 2 (E):

11'10" (3.6m) x 9'9" (2.97m). Radiator, feature cast iron fireplace, Worcester boiler.

### BATHROOM/W.C.:

Obscure double-glazed window, concealed cistern w.c., vanity wash basin, panelled bath with mixer tap/shower attachment, heated towel rail, fully tiled walls.

### OUTSIDE:

Enclosed, stone paved courtyard style rear garden with shrub beds, seating area, space for rotary line, pedestrian rear access.

## ADDITIONAL INFORMATION

Property type: Terraced. 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:

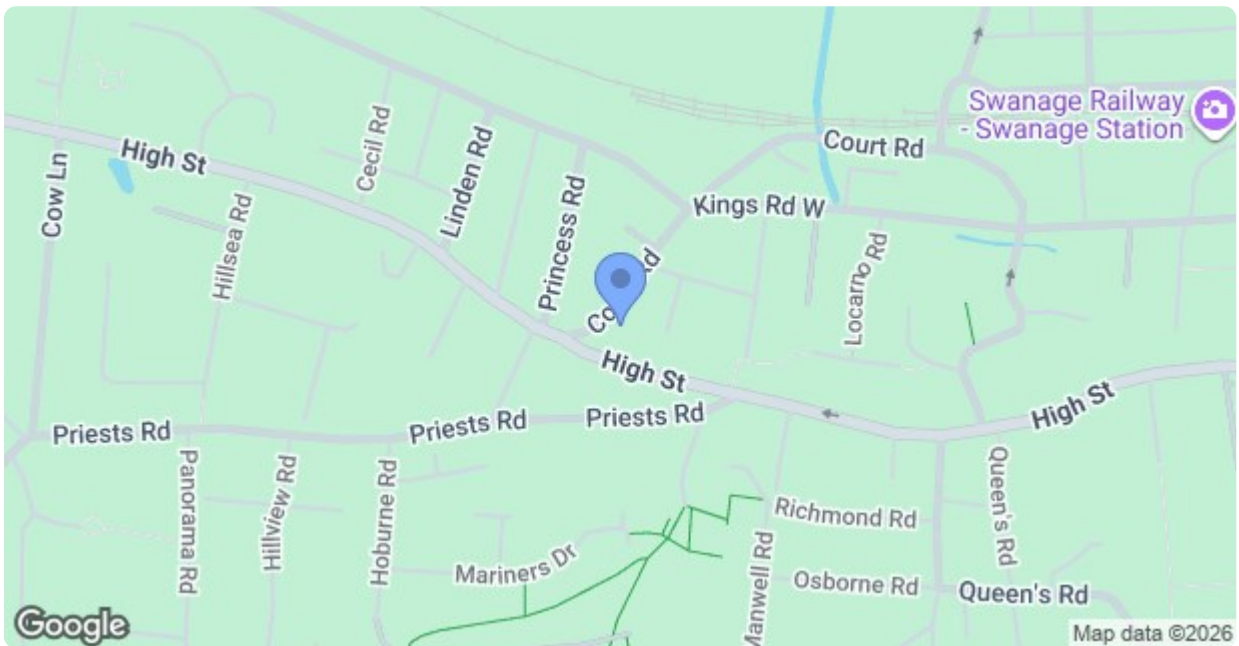
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

## 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.





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