

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



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### **Victoria Road, Swanage, Dorset**

Larger than standard GARAGE in sought-after North Swanage close to the Burlington Chine. Re-roofed approximately three years ago. SOLAR PANEL provides light and power.

- Larger than standard garage
- Metal up and over door
- Re-roofed around three years ago
- Solar panel provides light and power

**Guide Price £45,000**

## Victoria Road, Swanage, Dorset

### **SITUATION:**

To the North of Swanage convenient for access to the North Beach via the Burlington Chine, approximately one mile from the main town centre facilities.

### **DESCRIPTION:**

A freehold garage of brick and block construction under a flat roof which we are advised was replaced around three years ago. The garage had a solar panel which provides light and power.

### **GARAGE:**

18'4" (5.61m) x 12' (3.67m) with a door width of 9' (2.75m). Up and over metal door, light and power supplied by a solar panel.

### **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.





