

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



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Lower Steppes, Swanage, Dorset BH19 3EZ

Semi-detached ex-Local Authority bungalow situated in a village cul-de-sac location. In need of refurbishment. 2 bedrooms, 1 reception room, kitchen, bathroom/W.C., integral store/utility room, gas central heating, double glazing, west facing rear garden, side garden.

- Semi-detached ex-Local Authority bungalow
- 1 reception room
- Integral store/utility room
- In need of updating throughout
- Village cul-de-sac location
- Kitchen
- Gas central heating. Double glazing
- 2 bedrooms
- Bathroom/W.C.
- West facing rear garden. Side garden

Asking Price £255,000

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SITUATION:

In a cul-de-sac location within the Village of Langton Matravers which has its own local amenities and school, and within 3 miles of Swanage town centre, beach and seafront.

DESCRIPTION:

An ex-Local Authority semi-detached bungalow in need of refurbishment throughout and constructed of rendered and stone elevations under an interlocking tiled roof. The rear garden faces west and there is also an area of side garden to the south.

ACCOMMODATION:

ENTRANCE LOBBY:

Double glazed front door, part glazed inner door to:

HALL:

Radiator, access to loft (not inspected), telephone point.

BEDROOM 2 (E):

9'11" (3.03m) x 8'2" (2.49m). Radiator, built-in wardrobe cupboard.

BEDROOM 1 (W):

11'7" (3.55m) x 9'11" (3.02m). Radiator, built-in wardrobe cupboard.

BATHROOM/W.C.:

Low level w.c., radiator, panelled bath, electric shower unit, wash basin, tiled splash backs, obscure double-glazed window, extractor unit.

LOUNGE (E):

13' (3.95m) x 12'8" (3.86m). radiator, tiled fireplace, TV aerial point, cupboards to alcove. Door to:

KITCHEN (W):

12'7" (3.84m) x 8'7" (2.63m). Westerly outlook, single drainer sink unit and work surfaces with drawers and cupboards under, appliance spaces, 'Buderus' gas boiler, gas and electric cooker points, 'Expelair' extractor unit, tiled splash backs, wall cupboards. Door to:

SIDE LOBBY:

Double glazed door leading outside, shelved cupboard. Door to:

STORE ROOM:

9' (2.74m) x 7'1" (2.17m).

OUTSIDE:

Concrete paths to the front of the property give access to the side garden, which in turn leads to the west facing rear garden.

SERVICES:

All main services are connected. N.B. Any services or appliances mentioned above have not been tested by Miles & Son.

COUNCIL TAX:

Band C: £2191.91 payable for 2024/25 (excluding discounts).

VIEWING:

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

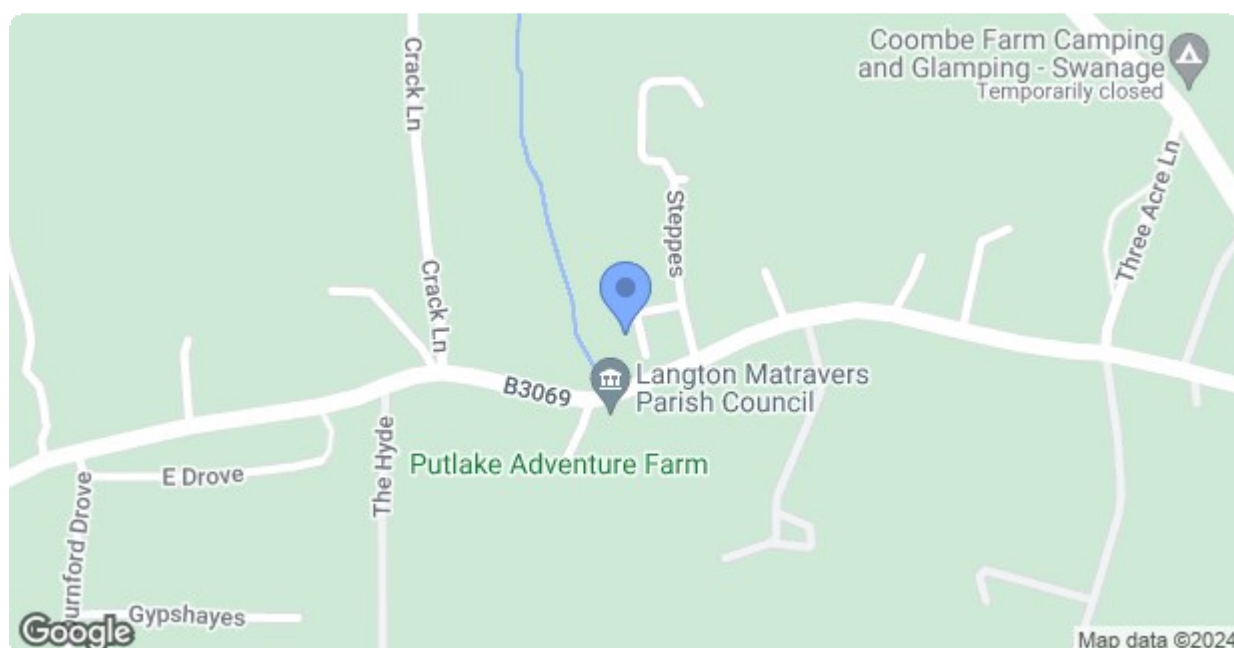
THE PROPERTY MISDESCRIPTION ACT 1991:

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) 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 