

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



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### **Jubilee Road, Swanage, Dorset BH19 2SE**

Modern detached bungalow situated approximately one mile west of Swanage town centre. 3 bedrooms (1 en-suite shower room/W.C.), lounge/diner, conservatory, kitchen, shower room/W.C., gardens, allocated parking, some hill views. No forward chain.

- Modern detached bungalow
- Conservatory
- Gas central heating. Double glazing
- No forward chain
- 3 bedrooms (1 en-suite shower room/W.C.)
- Kitchen
- Gardens. Off road parking
- Lounge/diner
- Shower room/W.C.
- Some hill views

**Asking Price £495,000**

# Jubilee Road, Swanage, Dorset BH19 2SE

## SITUATION:

In a residential position on the western slopes of Swanage, convenient for access to open country walks. The main town centre and beach are approximately one mile and there are local amenities, including a small supermarket/sub-Post office nearby.

## DESCRIPTION:

A detached bungalow built we believe in 2011 of brick elevations under a tiled roof. The property has gardens, with the main areas to the south & east, & off road parking. There are three bedrooms, one having an-en-suite shower room, & a dual aspect lounge and dining room with double glazed doors leading to the conservatory. The property is being offered for sale with NO FORWARD CHAIN!

## ACCOMMODATION:

### ENTRANCE HALL:

Part glazed front door, cupboard housing fuse box, central heating thermostat, radiator.

### BEDROOM 1 (E):

11'8" (3.56m) x 10'9" (3.27m). Radiator, TV aerial point. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled walls and floor, towel radiator, low level W.C., wash basin with mixer tap, shower cubicle with mains shower, mirrored wall cupboard, extractor unit.

### BEDROOM 3 (E):

9'5" (2.82m) x 8'9" (2.69m). Radiator, TV aerial point.

### BEDROOM 2 (S):

10' (3.05m) x 9'1" (2.78m) + door well. Radiator.

### SHOWER ROOM/W.C.:

Fully tiled walls and floor, large shower cubicle with mains shower, wash basin with mixer tap, low level W.C., obscure double-glazed window, towel radiator, extractor.

### KITCHEN (W):

8'9" (2.68m) x 6'5" (1.97m). Single drainer stainless steel sink unit with mixer tap & work surfaces, drawers, cupboards, slimline dishwasher & washing machine under, fitted fridge & freezer, wall cupboards, 1 housing Glow worm gas boiler, electric double oven & gas hob with extractor hood over, tiled splash backs, radiator, tiled floor.

### LOUNGE/DINER (E & N):

20'11" (6.38m) x 10'9" (3.28m). Two radiators, TV aerial point, telephone point, fitted gas fire with surround and mantle. Double glazed doors to:

### CONSERVATORY (W, E & N):

13'6" (4.13m) x 5'6" (1.7m). Tiled floor, hill views, UPVC double glazed door to garden.

### OUTSIDE:

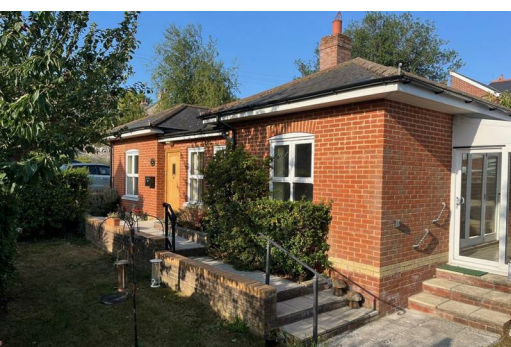
Residents parking area with space allocated to this property. Lawned garden to the south of the property with flower and shrub beds, further lawn, flower, shrub beds and deck to the east of the property. Access around the property with grass to the north, and paved patio and access around the property to the west with timber garden shed.

### ADDITIONAL INFORMATION

Property type: 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 D: £2689.44 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
<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	