



**Victoria Avenue**  
Swanage, BH19 1AY

 3  1  2  D

**Freehold**





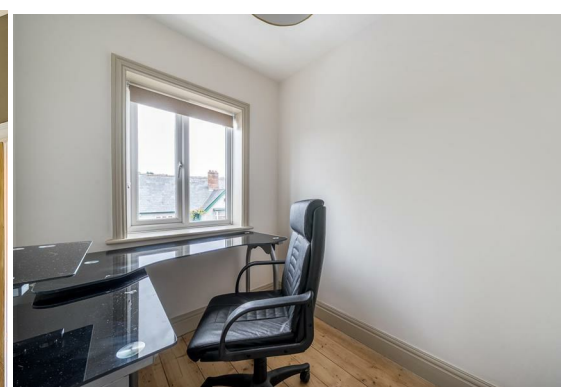
## Victoria Avenue

Swanage, BH19 1AY

- Three Bedroom Family Home
- Modern with Characterful Features
- Log burner
- Close to Local Schools
- No Forward Chain
- Private Rear Garden
- Close Proximity To Town & Beach
- Public Transport Links Nearby
- Bright and Airy Accommodation
- Kitchen with Quality Integral Appliances





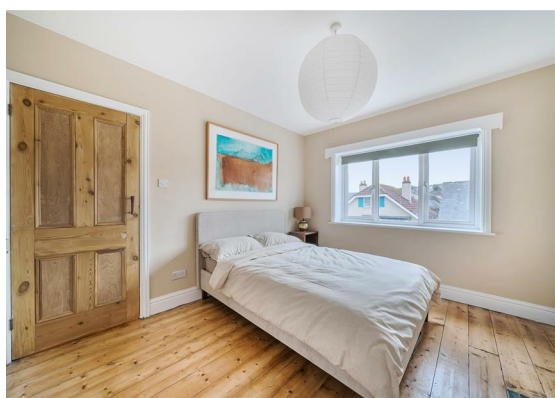


This well presented three bedroom semi-detached home is set in a residential area of Swanage and enjoys a lovely open outlook towards the Purbeck Hills from the rear. This modern designed property offers a bright and spacious open-plan layout, ideal for families or for those looking to enjoy the best of coastal and countryside living.

Enter the property, to be welcomed by a hallway which is convenient for storing shoes and coats. Stairs ascend to the first floor and space for more storage such as utility fixtures and appliances.

The ground floor has been arranged to create a welcoming flow between the living, dining, and kitchen areas.

The main living space is light and airy,



with large windows that draw in plenty of natural light and has a log burner, great for cosy nights in after a busy day at the beach or walks a long the Jurassic Coast. There is ample room for both comfortable seating and a good-sized dining table, making this a versatile space for everyday living for families as well as entertaining. French doors lead off the dining area into the rear garden.

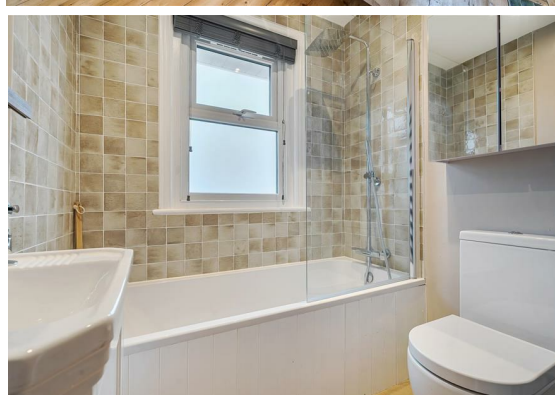
The dining area leads into the kitchen which is a practical space fitted with base and eye level, contemporary units and a generous worktop space. The kitchen also benefits from integral appliances including fridge, freezer, electric oven, hob, dishwasher and washer dryer. The combination of kitchen/ dining area makes cooking and socialising ideal for families or guests coming to stay.

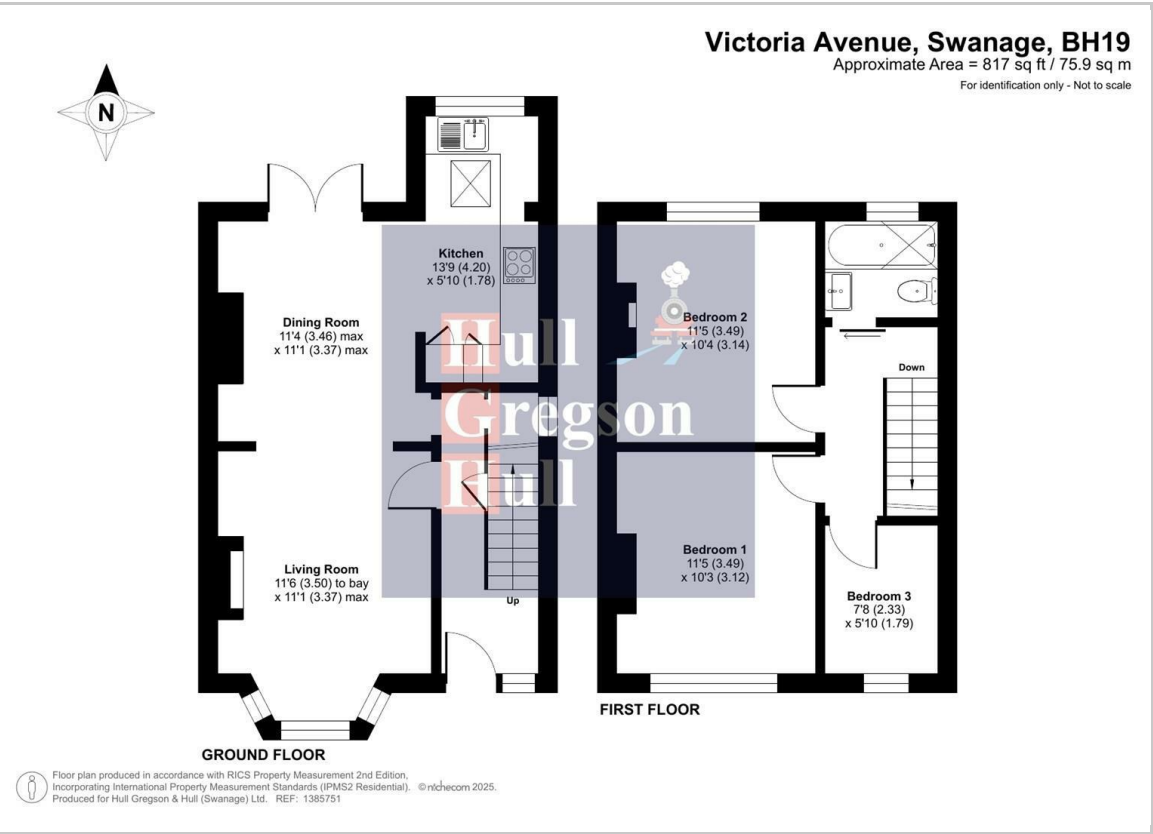
On the first floor, the property offers three well proportioned bedrooms. The main bedroom benefits from ample space, great for a cosy king size bed and free standing furniture with the characterful feature of the original fireplace. The second bedroom also has the original fireplace feature and an outlook towards the Purbeck Hills.

The third bedroom is ideal for a home office, child's bedroom or a guest room. Completing the first floor, there is a tiled, modern family bathroom which comprises bath with over head shower, W.C., wash hand basin and eye level storage. The first floor also provides access into a roomy loft offering great for ample storage space and the potential to be converted into another bedroom or work space STPP.

The rear garden provides a private outdoor space ideal for dining in the warmer months, relaxing or gardening. The rear garden also provides side access to the front of the property which has ample paved garden space.

This property is ideally positioned within easy reach of the stunning Purbeck countryside, the seafront and town centre, local amenities and local schools are close by as well as the bus route between Swanage, Wareham and Poole.





**Living Room**  
11'5" x 11'0" (3.50 x 3.37)

**Dining Room**  
11'4" x 11'0" (3.46 x 3.37)

**Kitchen**  
13'9" x 5'10" (4.20 x 1.78)

**Bedroom One**  
11'5" x 10'2" (3.49 x 3.12)

**Bedroom Two**  
11'5" x 10'3" (3.49 x 3.14)

**Bedroom Three**  
7'7" x 5'10" (2.33 x 1.79)

**Additional Information.**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi-Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

**Disclaimer.**

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