

OLIVER MILES

Chartered Surveyors - Estate Agents

Rabling Road £575,000

Premier Location, South Aspect with Good Sized Garden. Driveway Parking and Car Port. Refurbishment Project, Possible Extension STPP.



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Rabbling Road, Swanage, BH19 1EG

- Detached Bungalow 2 Bedrooms
- Refurbishment and Extension Project
- Premier Residential Location

- South Aspect & Good Size Gardens
- Garage, Car Port and Driveway Parking
- No Forward Chain

LOCATION & DESCRIPTION

A detached bungalow situated in a favoured residential location just under ½ mile from the main beach and about ⅓ mile from Swanage town centre. The property faces south and enjoys open views over the town to private railway line and downs in the distance. It was built in the 1930s and has pebbledash rendered elevations under a slate roof. It does require some modernisation but offers great potential, as exemplified by adjoining properties, to extend and form a loft conversion.

ACCOMMODATION

(all measurements approximate)

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE/DINER (S & W)

6.8m plus bay x 3.3m plus bay (22' 4" x 10' 10")

KITCHEN (N & W)

4.1m max x 3.6m (13' 5" x 11' 10")

Range of fitted worktops cupboards and drawers, stainless steel sink, electric oven and grill, gas hob with filtration hood over, plumbing for washing machine. Gas-fired boiler serving heating radiators and hot water. Tiled walls and floor.

CONSERVATORY (N & E)

4.5m x 2.4m (14' 9" x 7' 10")

Door to rear garden.

SHOWER

Mains operated shower with tiled walls.

BATHROOM (N & E)

Panelled bath, pedestal basin, bidet and WC. Airing with insulated water cylinder and fitted immersion heater. Tiled walls. Hatch to large loft.

BEDROOM 1 (E)

4.2m x 3m (13' 9" x 9' 10")

Fitted wardrobe with over head cupboards.

BEDROOM 2 (S)

3.2m plus bay x 3m (10' 6" x 9' 10")

Fitted wardrobes with mirrored doors. Further fitted wardrobes with over head cupboards.

OUTSIDE

Front Garden laid to lawn and shrubs, double timber gates leading to Car Port and single Garage. A good size Rear Garden approximately 16m deep backing onto open ground and laid to lawn and shrubs. Timber shed.

SERVICES

All main services.

TENURE

Freehold

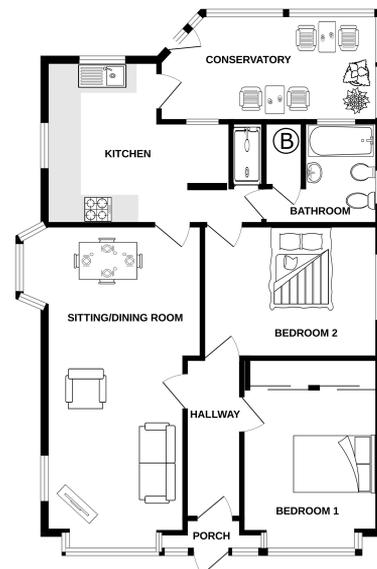
COUNCIL TAX

Band 'E' £2985.82 payable 2023/24

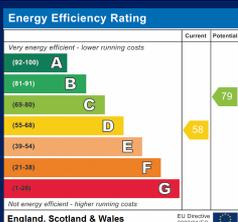
VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk

GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.
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