

OLIVER MILES

Chartered Surveyors - Estate Agents

Priests Road OIEO £350,000

Well Presented with Fine Views. South Facing Garden.
No Forward Chain



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Priests Road, Swanage, BH19 2RG

- 3 Bedroom House
- South Facing Rear Garden
- Gas Central Heating & uPVC Double Glazing

- Fine Views
- 2 Parking Spaces
- No Forward Chain

LOCATION & DESCRIPTION

This modernised terrace house is situated in an elevated position enjoying fine views across Swanage to the Purbeck Hills and from the car parking to the sea and also from the main bedroom. The town centre and beach are approximately two thirds of a mile distant.

The property has brick elevations under a concrete tiled roof and has the benefit of gas fired heating and uPVC double glazing. Bedrooms 2 & 3 are separated by a studwork wall which could be readily removed to provide a second double bedroom. It also has the benefit of an easily maintainable south-facing garden. Fitted carpets and blinds are included in the purchase. The property has been refurbished to a good standard and must be viewed to appreciate.

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor.

CLOAKROOM

WC, washbasin and extractor fan.

OPEN PLAN LOUNGE/KITCHEN

LOUNGE (S)

4.7m x 4.2m (15' 5" x 13' 9")

Sliding patio door to rear garden. Under stairs cupboard.

KITCHEN (N)

3.5m x 2m (11' 6" x 6' 7")

Range of fitted worktops, cupboards and drawers. Double electric oven, gas hob with extractor hood over, gas-fired boiler serving heating radiators and hot water.

FIRST FLOOR

LANDING

Hatch to loft.

BEDROOM 1 (N)

Built-in wardrobe.

BEDROOM 2 (S)

2.9m x 2m (9' 6" x 6' 7")

BEDROOM 3 (S)

2.9m x 2m (9' 6" x 6' 7")

BATHROOM

Shaped bath with mains operated shower over, washbasin with cupboard under, WC. Heated ladder towel rail, automatic extractor fan. Fully tiled walls, skylight.

OUTSIDE

Sloping lawned Front Garden with pedestrian access from Priests Road to front door. From Foxhills Close to the rear there are 2 car Parking Spaces and steps down to an easily maintainable south-facing garden laid to artificial lawn and paved patio. Store, 2.3m x 1.8m, beneath parking bays.

SERVICES

All main services.

TENURE

Freehold.

COUNCIL TAX

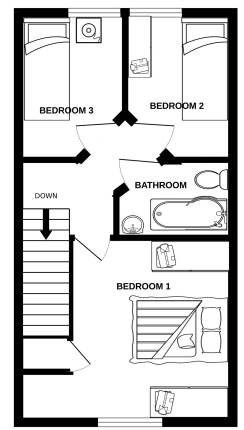
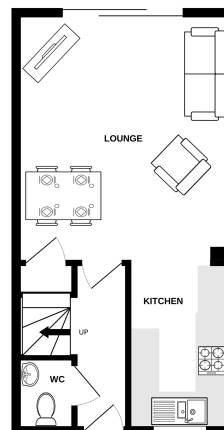
Band 'C' £2171.51 payable 2023/24

VIEWING

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

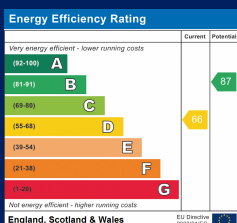
GROUND FLOOR
355 sq ft. (33.0 sq.m.) approx.

1ST FLOOR
334 sq ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq ft. (64.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan information, measurements of rooms, sections, areas and any other data are approximate and do not constitute a contract or any statement. The plan is for guidance purposes only and should not be used as such by any prospective purchaser. The contract is subject to the applicable law and the terms and conditions of the contract. Measurements are for guidance only. Made with Viewpoint 02022



You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

