



197 HIGH STREET, SWANAGE  
£350,000 Freehold

This Grade II listed end of terrace cottage is conveniently situated in a Conservation Area, approximately half a mile from the town centre and Swanage Beach and some 500 metres from the Townsend Nature Reserve. The property is thought to date back to the 19<sup>th</sup> Century and has attractive front elevation of of Purbeck stone, the remainder being brick under a stone tiled roof with mineral felted secondary roofs to the rear.

197 High Street offers immaculately presented, well planned accommodation with views and has the considerable advantage of a South facing garden, detached garage and parking space.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.



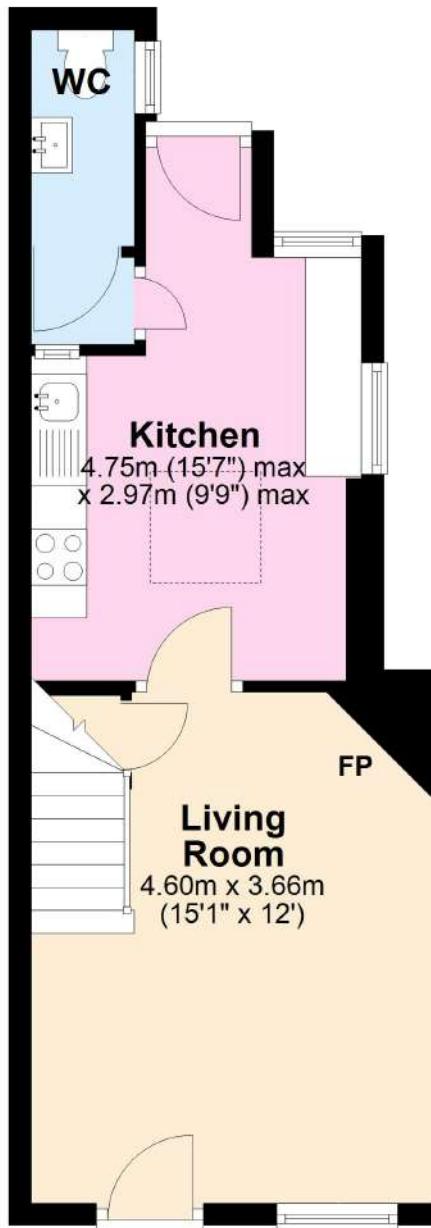
You are welcomed to this character cottage by the living room with feature wood burning stove and attractive woodblock flooring. Beyond, the kitchen is fitted with a stylish range of cream units, wooden worktops, integrated washing machine, dishwasher, electric oven, hob and microwave and has access to the rear garden. A cloakroom completes the accommodation on this level.

On the first floor there are two double bedrooms, both at the front of the property. The bathroom is fitted with a modern suite including bath with shower over and serves both bedrooms.

Outside, the front garden is partially paved with mature shrub bed. At the rear the good sized garden is South facing with several paved patio areas and secluded gravelled section with shrubs, timber garden shed and gated access to the detached garage and parking space which is accessed from Manwell Lane. There is also hot and cold taps outside the back door, suitable for an outside shower.

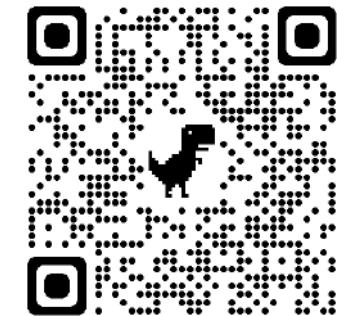
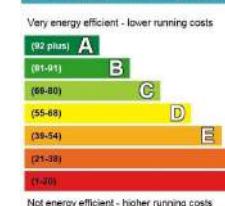
All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens**, 01929 422284. The postcode is **BH19 2NF**.

## Ground Floor



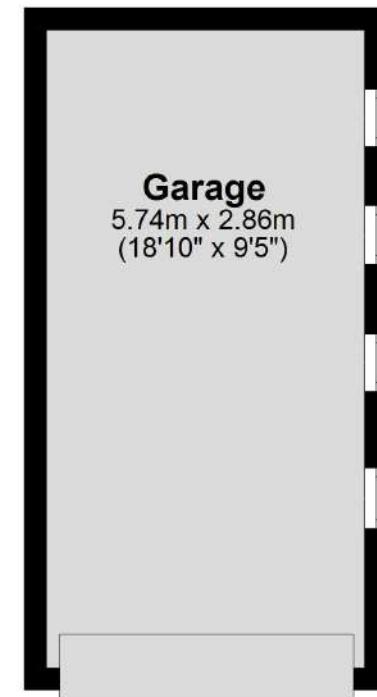
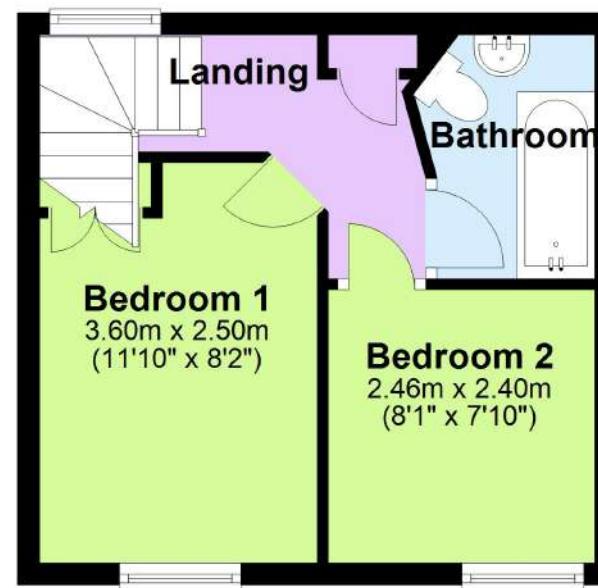
Total Floor Area Approx 57m<sup>2</sup> (614 sq ft)

## Energy Efficiency Rating



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## First Floor



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