



Court Road

Swanage

BH19 1JB

**SPACIOUS 2 BEDROOM MID-TERRACE COTTAGE WITH
PRETTY COURTYARD GARDEN WITHIN EASY ACCESS OF THE
TOWN & BEACH**

Guide Price £340,000

**ALBURY
& HALL**



This attractive, mid-terraced cottage is ideally located within a half mile/15 minute walk of Swanage town centre, sandy beach, local schools and all amenities. A surprisingly spacious cottage with two reception rooms, two bedrooms and a very useable south-east facing courtyard garden with rear gate.

The Front Door opens directly into the Sitting Room, with west facing window, feature fireplace and open stairs to first floor, there is ample room for comfortable seating and other living room furniture. To the rear of the cottage is the Kitchen/Dining Room, partially partitioned by a wooden pillar supporting ceiling beams. This room has great character having a feature stone fireplace along with the ceiling beams. The Kitchen has a good range of base and wall storage units along with services/space for all major appliances. The Dining side of the room easily accommodates a dining table and chairs along with further storage if required. A good-sized conservatory is located off the Kitchen doubling as a Utility Area and a ground floor Cloakroom is also situated here.

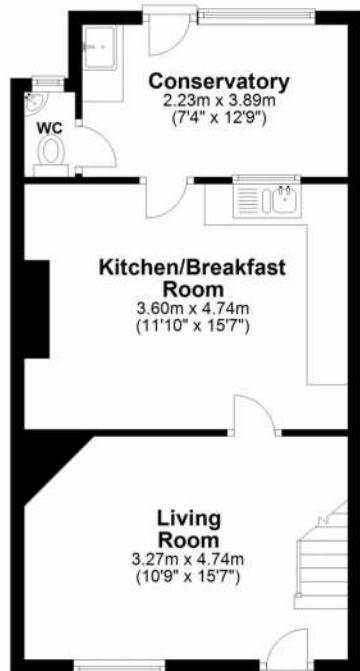
First Floor – Stairs lead up to the landing, Bedroom 1, to the front of the house is a large double room with south-west facing window and built in wardrobes along one side of the room providing great storage space. Bedroom 2, to the rear of the house is a smaller double room and overlooks the rear garden. The Family Bathroom comprises of bath with overhead shower and screen, wash basin with built in vanity unit and concealed flush w.c.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

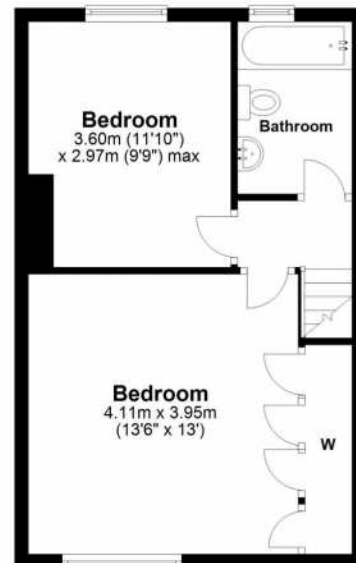
Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Tenure: Freehold
Mains Electricity
Mains Water
Mains Sewerage
Gas fired Central Heating
from Mains Gas
Double Glazed Windows
Council Tax Band C



Outside – The rear courtyard garden is an enclosed, sheltered and sunny space, fully paved and flanked with established shrubs. This is a great space for al fresco dining or just to sit and relax throughout the day. There is a rear garden gate which provides pedestrian access to the rear.



Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

**ALBURY
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.