




**Court Road**  
Swanage, BH19 1JB

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**Offers In The Region  
Of  
£275,000 Freehold**

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**FOR SALE**



## Court Road

Swanage, BH19 1JB

- Character Features
- Convenient Location
- Fitted Bathroom
- Gas Central Heating & Double Glazed Windows
- Gated and Low Maintenance Garden
- Ideal for First-Time Buyers or Investment
- Modern Fitted Kitchen
- No Forward Chain
- Two Double Bedrooms
- Two Reception Rooms





**\*\*AVAILABLE WITH NO ONWARD CHAIN\*\***

This TWO BEDROOM, End of Terrace Property is situated within a CONVENIENT LOCATION and would make a SUPERB FIRST-TIME PURCHASE or INVESTMENT OPPORTUNITY.



This characterful and cosy TWO BEDROOM end of terrace property is situated in a convenient location approximately half a mile equidistant between the town centre, sea front and local schools. It would make a superb first-time purchase or investment opportunity and it is offered for sale with NO ONWARD



**CHAIN.**

The ground floor accommodation comprises an initial entrance hall with stairs rising to the first floor. A door to the comfortable living room reveals a feature Purbeck stone fireplace, lead-light bay window allowing plenty of natural light and an opening into the dining area. Space in the dining area allows for family-sized table and chairs. From the dining room into the kitchen which comprises a range of modern wall and base level units with integrated electric oven, four-ring gas hob and extractor hood over. There is ample space in the kitchen for both table and chairs, and, in addition, space for free-standing white goods such as fridge/freezer, washing machine, tumble dryer and dishwasher. The kitchen window offers a pleasant outlook onto the rear garden.

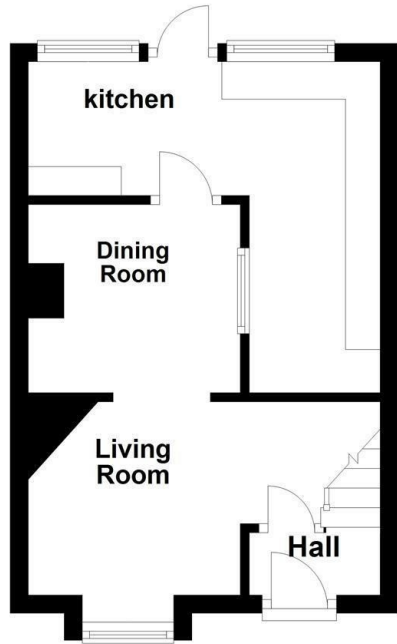


The first-floor accommodation comprises two double bedrooms, with the main westerly-facing bedroom being of exceptionally spacious proportions and includes a built-in wardrobe. The second bedroom is also sizeable with a pleasant outlook over the rear garden. Completing the accommodation is the family bathroom which comprises a panelled bath, separate shower-cubicle, low-level W.C and pedestal wash hand basin.

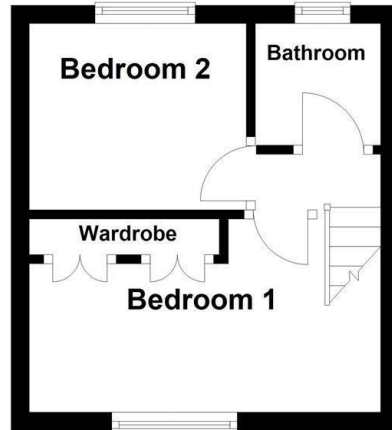
The loft has been insulated and boarded and could be converted, subject to the necessary permissions being obtained.

Externally, the property benefits for a low-maintenance rear garden laid predominantly to patio and attractive raised flowerbeds with a timber storage shed. A garden gate offers rear access

## Ground Floor



## First Floor



**Living Room**  
15'1" x 11'1" max (4.6 x 3.4 max)

**Dining Room**  
11'8" x 9'10" (3.57 x 3)

**Kitchen**  
15'8" x 14'9" overall (4.8 x 4.5 overall)

**Bedroom One**  
13'4" x 15'4" (4.08 x 4.68)

**Bedroom Two**  
11'5" x 8'11" (3.5 x 2.74)

**Bathroom**

### 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: End of Terrace House

Property construction: Standard construction

Tenure: Freehold

Mains Electricity.

Heating Type: Gas Central Heating

Mains Water & Sewage: Supplied by Wessex Water

EPC: D

Council Tax: Band C

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

### Disclaimer

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services and covenant information are provided by the vendor and you should consult with your legal advisor and satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(21-34) <b>E</b>		
(9-20) <b>F</b>		
(1-8) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	