



9 Cecil Road  
Swanage, BH19 1JJ



Offers Over  
£655,000 Freehold





# Cecil Road

Swanage, BH19 1JJ

- 2 Reception Rooms, Kitchen/Breakfast Room
- 3 Double Bedrooms, Bedroom 4/Study
- Characterful Semi-Detached House
- Large Garage/Workshop, Parking Space
- Located 0.5 miles to Town, Beach & Local Schools
- Must be Seen to Appreciate
- No Forward Chain
- Potential To Extend or Develop (STPP)
- Sizeable Garden
- Well Presented with Many Traditional Features







## \*\* 3D VIRTUAL WALKTHROUGH \*\*

This DECEPTIVELY SPACIOUS, FOUR BEDROOM, CHARACTERFUL FAMILY HOME with EXTRA LARGE GARDEN and SPACIOUS GARAGE/WORKSHOP is Offered for Sale with NO ONWARD CHAIN.

This semi-detached house with potential to extend STPP retains many original features and is in a convenient location within approximately 0.5 miles of Swanage town centre, and all amenities, also local primary and secondary schools.

Enter via an entrance porch, which has ample space for outdoor shoes and coats, through a secondary door into the generous hallway. The living room is situated at the front of the property and benefits from an original, ornate open fireplace with woodburning stove, and large, alcove bay window allowing for plenty of natural, westerly light. Adjacent the



well-proportioned dining or drawing room with original wooden mantel has a French door providing access into the rear garden.

The spacious kitchen offers a range of wall and base level units, ample space for a range of appliances and a door into the rear garden. Open to the kitchen is ample room for informal family dining or entertaining.

On the ground floor is a useful cloakroom, with low-level W.C. and wash hand basin.

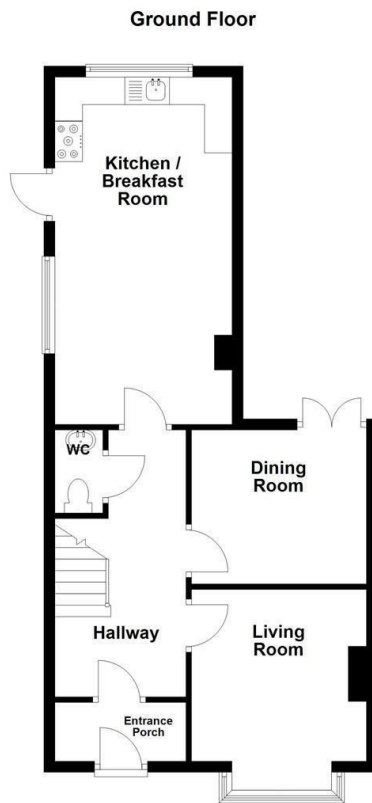
Stairs rise from the bright hallway to the first floor and three good sized bedrooms. The main bedroom benefits from a large double glazed window with pretty coloured panes, allowing ingress of evening sunshine. This room opens into a fourth bedroom, useful for perhaps infant's room, dressing room or large study and has a door onto the landing.

Bedrooms two and three are both generously sized doubles and both offer a pleasant outlook onto the rear garden. The family bathroom comprises a panelled bath with shower attachment, a low-level W.C and wash hand basin. A loft hatch with drop-down ladder provides access to a large loft space which has Velux window, is boarded, insulated, and offers potential to extend into the loft, subject to the relevant permissions. Externally, the front garden is partly laid to shingle and the remainder to lawn. A side gate provides access into the rear garden predominantly laid to lawn and the remainder an attractive patio. At the foot of the garden with rear access is space for parking and an impressive garage/workshop with power and light.

Subject to the relevant planning permissions there is potential to extend the property to the side, or form a building plot.

This attractive and deceptively spacious property has flexible accommodation, is well presented throughout and offers great potential to enlarge or develop. It is offered for sale with no onward chain.





**Living Room 14'2"(+bay) x 13'5"(max) (4.34m(+bay) x 4.11m(max))**

**Dining Room 11'3" x 13'6"(max) (3.45m x 4.14m(max))**

**Kitchen/Breakfast Room 20'7" x 11'10" (6.29m x 3.62m)**

**Cloakroom**

**Bedroom One 13'9" x 12'4" (4.20m x 3.76m)**

**Bedroom Two 12'6" x 11'4" (3.82m x 3.47m)**

**Bedroom Three 13'10" x 11'10" (4.22m x 3.62m)**

**Bedroom Four/Study 9'10" x 6'0" (3.01m x 1.83m)**

**Bathroom**

**Workshop/Garage 17'7" x 16'4" (5.36m x 5.0m)**

### 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: House

Property construction: Standard

Tenure: Freehold

Council Tax Band:E

Mains Electricity

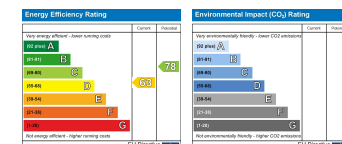
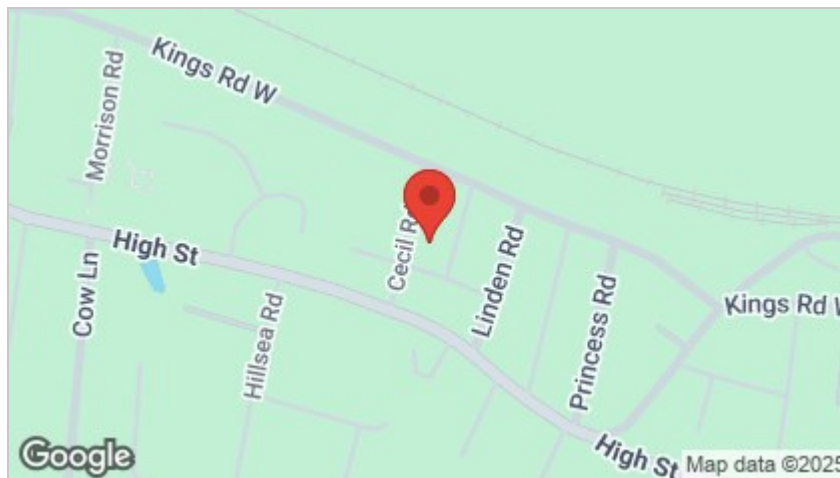
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Mains Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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, & covenant information are provided by the vendor, and you should consult with your legal advisor/ 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.



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