



Priests Road

Swanage, BH19 2RG



**Offers In Excess Of
£343,000 Freehold**



Priests Road

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- Three Bedroom Residence
- Open Plan Lounge Diner
- Southerly Low-Maintenance Garden
- Superb Views to Purbeck Hills
- Two Allocated Parking Spaces
- Modern Fitted Kitchen
- Modern Bathroom & Downstairs WC
- Gas Central Heating & uPVC Double Glazing
- No Forward Chain
- Desirable Location





This BEAUTIFUL, THREE BEDROOM RESIDENCE benefitting from VIEWS over PURBEK HILLS., is presented for sale. The property is based in an IDYLIC LOCATION within CLOSE PROXIMITY of the TOWN AND BEACH.

Internally, you are greeted by a modern open plan living area and kitchen with wood effect floors. This boasts a light and airy atmosphere due to the property benefitting from double glazed sliding doors, opening the main living space up into the garden, providing ample amounts of sunshine gleaming through. The modern style kitchen benefits from integrated appliances such as a oven,



four ringed gas hob, extractor fan as well as a build in fridge/freezer. The kitchen also offers one space for any other appliance you wish to add to the kitchen. Conveniently, this property also benefits from a downstairs W.C with a wash hand-basin.

Upon following the cornered carpeted stairs leads you to the upstairs area. The upstairs area comprises three bedrooms, one spacious double front facing with beautiful views overlooking Purbeck hills and two single bedrooms rear facing looking out on to the garden. The main bathroom is located upstairs comprising of a L shaped bath with a shower extension, a squared wash-hand basin and standard W.C. The bathroom additionally boasts a circular skyline window which allows natural light in as well as the spotlights.

Externally, this property features an adequately proportioned rear garden featuring a spacious patio area, perfect for any garden furniture you wish to add. This property's rear garden also boasts a low maintenance lawned area, perfect for any kind of entertaining you may wish to do.

This property also benefits from two rear allocated parking space ideal for your convenience.





GROUND FLOOR

ACCOMMODATION

(all measurements approximate)

BEDROOM 2 (S)

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

BEDROOM 3 (S)

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

COUNCIL TAX

Band 'C' £2171.51 payable 2023/24

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.

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.

ENTRANCE HALL

Stairs to first floor.

LANDING

Hatch to loft.

BEDROOM 1 (N)

Built-in wardrobe.

TENURE

Freehold.

CLOAKROOM

WC, washbasin and extractor fan.

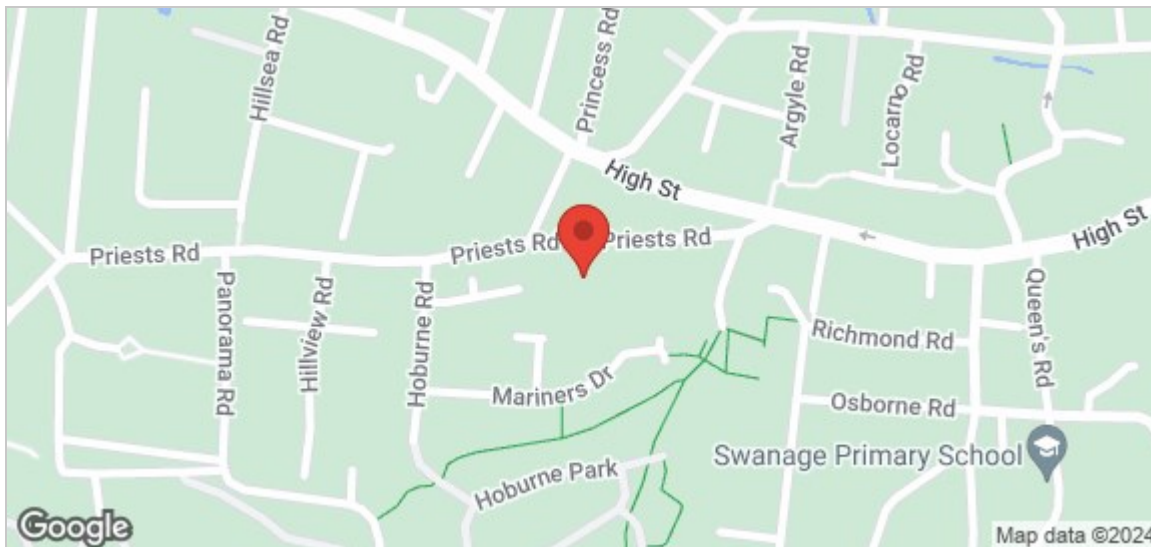
FIRST FLOOR

BATHROOM

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

SERVICES

All main services.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(21-34) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	87		
	66		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC