

**Q M OLIVER MILES**

01929 426655  
**FOR SALE**

**Hoburne Road**  
Swanage, BH19 2SL

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**Offers In The Region  
Of**

**Hull**  
**G**regson  
**Hull**



# Hoburne Road

Swanage, BH19 2SL

- 4 Bedrooms, Bathroom and Ground Floor Shower Room
- Conservatory, Study/Bedroom 5
- Detached Family Home, 115sqm Accommodation
- Front and Enclosed Rear Gardens, Driveway Parking
- Solar Panels - Income Approx £1,000 per annum
- Vendors Keen to Sell





**\*\*SPLENDID FAMILY HOME with FLEXIBLE and DECEPTIVELY SPACIOUS ACCOMMODATION, Gardens and Off Road Parking. NO FORWARD CHAIN\*\***

A deceptively spacious family home situated in an elevated position in a quiet residential cul-de-sac just over ½ mile from the town centre and beach but close to open country. It enjoys some fine country and hill views and sea in the distance.



The property is thought to have been built in the 1970s and is very well presented, offering flexible accommodation with potential to

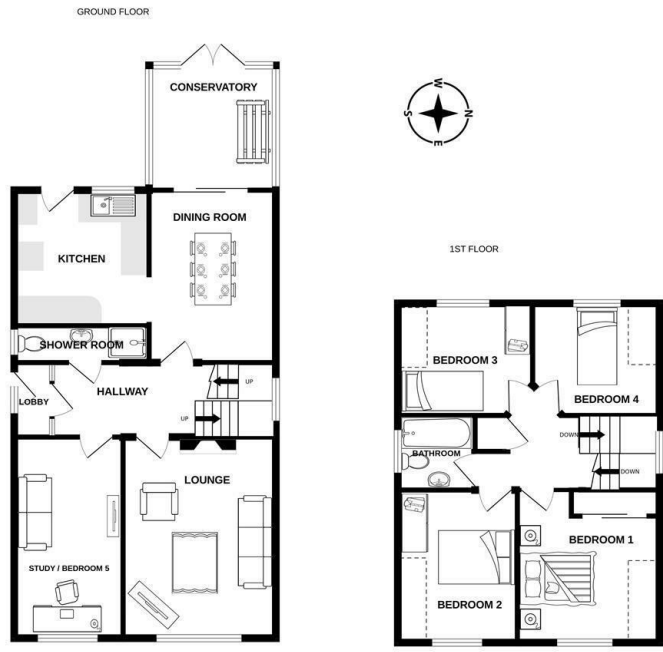


reconfigure the first floor to include an en suite bedroom. The ground floor has lounge, kitchen off a large dining area, conservatory, a study or bedroom 5 and a shower room, and the extensive specification include gas-fired central heating, uPVC double glazing and 'Karndean' flooring to most of the ground floor. Solar panels provide approximately £1,000 per annum income, linked to inflation and transferable to the new owner.

Gardens are of good size and well maintained with driveway parking to the front, and the pretty rear garden with patio, stores with power, and a greenhouse.

Only an inspection will reveal the assets of this fine home suitable for family, those working from home or garden lovers.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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**GROUND FLOOR**

**ENTRANCE HALL**

Stairs to first floor with storage space under and intruder alarm control panel.

**ENTRANCE LOBBY**

**SHOWER ROOM (S)**

Mains operated shower, washbasin with cupboard under, WC. Heated ladder towel rail. Fully tiled walls.

**LOUNGE (E)**

4.9m x 3.6m (16' x 11' 10") Electric blind, Purbeck stone fireplace with gas point.

**KITCHEN (W)**

3m x 2.8m (9' 10" x 9' 2") Range of fitted worktops, cupboards and drawers and composite 1.5 bowl sink unit. Appliances include dishwasher, washing machine, induction hob and electric oven, filtration hood over and microwave oven. 'Vaillant' gas-fired boiler serving heating radiators and hot water. Water softener. Door to rear garden.

**DINING ROOM (W)**

3.9m x 3m (12' 10" x 9' 10") Sliding patio door to:

**STUDY/BEDROOM 5 (E)**

4.7m x 2.4m (15' 5" x 7' 10") Fitted blind. Cupboard with solar control panel and electric consumer unit.

**LANDING**

Airing cupboard with hot water cylinder and fitted immersion heater.

**FIRST FLOOR**

**BEDROOM 1 (E)**

3.3m x 3.2m (10' 10" x 10' 6") Fitted wardrobe with mirrored doors, dressing table and drawers.

**BEDROOM 3 (W)**

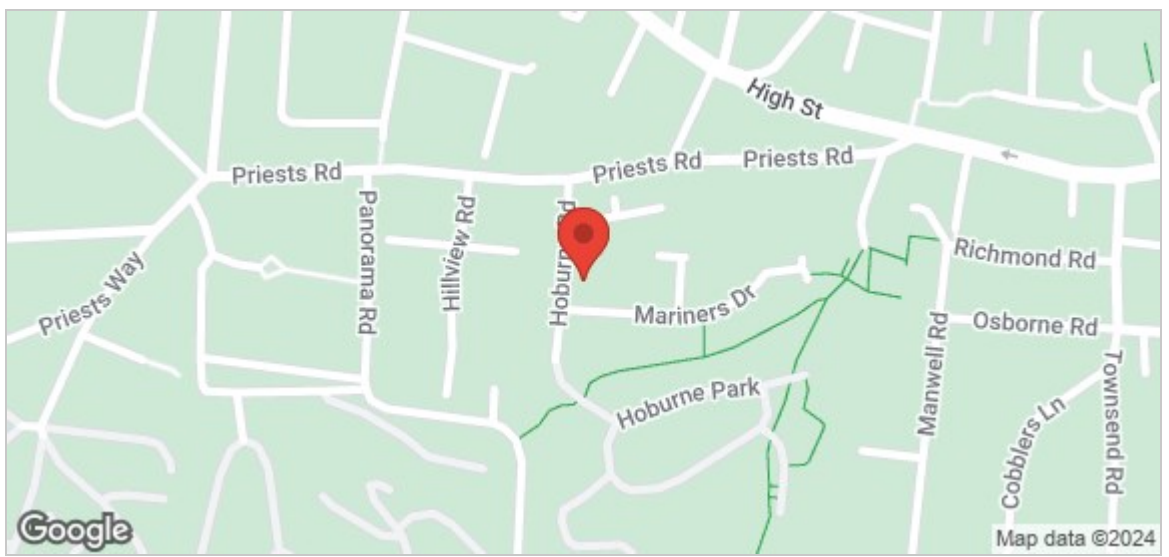
3m x 2.7m (9' 10" x 8' 10") Electrically heated ladder towel rail.

**BEDROOM 4 (W)**

3m x 2.7m (9' 10" x 8' 10")

**BATHROOM (S)**

Panelled bath, washbasin with cupboard under, WC. Fully tiled walls.



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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