



## Anglebury Avenue

Swanage, BH19 1QP

 3  1  2  D





# Anglebury Avenue

Swanage, BH19 1QP

- Detached Bungalow Presented For Sale
- Double Garage & Off-Road Parking
- Excellent Position on Large Corner Plot
- Sought After Location
- Sizeable Loft Space
- No Onward Chain
- Two Double Bedrooms
- Wrap-Around Garden
- Light & Airy, Flowing Living Area
- Drone Photography & Videography Available!







**\*\* DRONE VIDEOGRAPHY AVAILABLE\*\***

This **DETACHED BUNGALOW**, with **DOUBLE GARAGE**, situated on a **LARGE CORNER PLOT**, is offered for sale with **NO ONWARD CHAIN**.

The accommodation comprises an initial entrance porch, with ample space to store shoes and coats. A door then leads into the entrance hallway. A door on the right then provides access into the sitting room. The sitting room offers dual aspect double glazed windows, both offering either a southerly or westerly facing aspect allowing for plenty of natural light. An opening then leads to a

sizeable dining room, with a large window offering a pleasant outlook onto the rear garden. The dining room could offer versatile usage due to generous proportions and could even make a third bedroom.

Further into the property, the kitchen comprises beige traditional-style units and granite effect worktop, with ample space for a freestanding washing machine, tumble dryer, a dishwasher and a freestanding cooker. The space lends well to modern family living with an archway into the adjoining dining area.

This detached residence benefits from two sizeable double bedrooms. Each offering ample storage space and side aspect windows overlooking the garden. The property also comprises a walk-in shower room, with: modern grey detailing, a wash-hand basin and heated towel rail, as well as a separate, private WC. A loft hatch from the hallway offers a drop down ladder and leads to a large loft space (with potential to convert S.T.P.P). The loft is insulated, boarded and a large window provides a fantastic view to the Purbeck hills.

Externally, the wrap-around garden of this stunning bungalow presents a low-maintenance, well-presented patio surface as well as nicely-kept lawn. The property also has an adjoining double garage and off-road parking on the driveway.

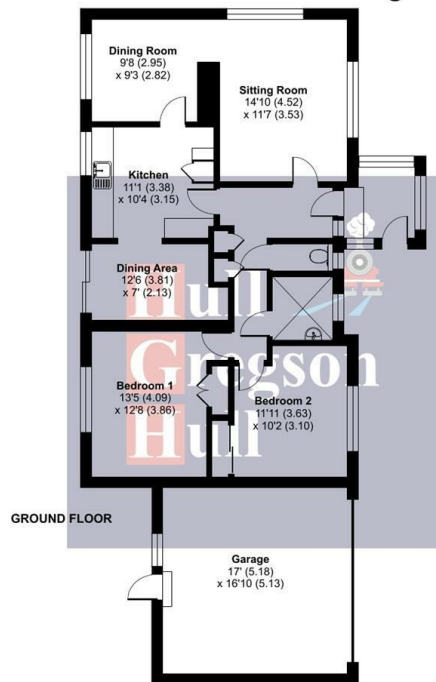
The property is positioned in a desirable residential area and viewing comes highly recommended.



## Anglebury Avenue, Swanage, BH19

Approximate Area = 1301 sq ft / 120.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1117512

**KITCHEN**  
11'1" x 10'4" (3.38m x 3.15m)

**DINING AREA**  
12'6" x 7' (3.81m x 2.13m)

**SITTING ROOM**  
14'10" x 11'7" (4.52m x 3.53m)

**DINING ROOM**  
9'8" x 9'3" (2.95m x 2.82m)

**BEDROOM ONE**  
13'5" x 12'8" (4.09m x 3.86m)

**BEDROOM TWO**  
11'11" x 10'2" (3.63m x 3.10m)

**WET ROOM**

**SEPARATE WC**

**DOUBLE GARAGE**  
17' x 16'10" (5.18m x 5.13m)

### 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: Detached Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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.

