



Panorama Road

Swanage, BH19 2QT



**Offers Over
£425,000 Freehold**

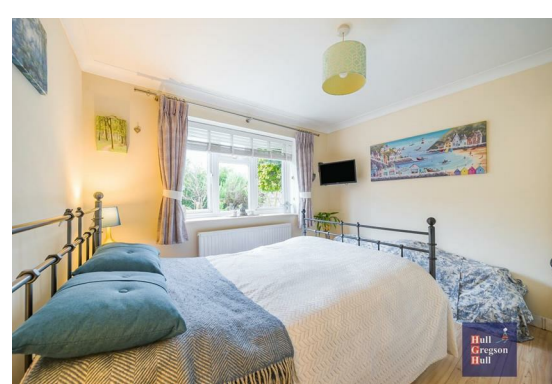


Panorama Road

Swanage, BH19 2QT

- Off Road Parking
- 2 Bedroom Bungalow
- Within Walking Distance To The Town Centre and Beaches.
- Tranquil and Secluded Garden
- Unique Garden Studio
- Expansion Potential Subject To Planning Permission





This Two Bedroom, DETACHED BUNGALOW is well presented throughout and is situated within a sought after residential area of Swanage, Dorset.

The accommodation comprises two double bedrooms, with the main bedroom benefitting from fitted wardrobes and a pleasant Westerly facing aspect, allowing for plenty of natural light.

The modern fitted kitchen comprises a range of wall and base level units and includes an integrated electric oven with gas hob and extractor fan above. There is also ample space for a range of appliances to include washing

machine, tumble dryer and fridge/freezer.

The shower room comprises an attractive suite to include a double width shower cubicle, low level W.C and pedestal wash hand basin with vanity cupboard beneath. There is also a heated towel rail and an extractor fan.

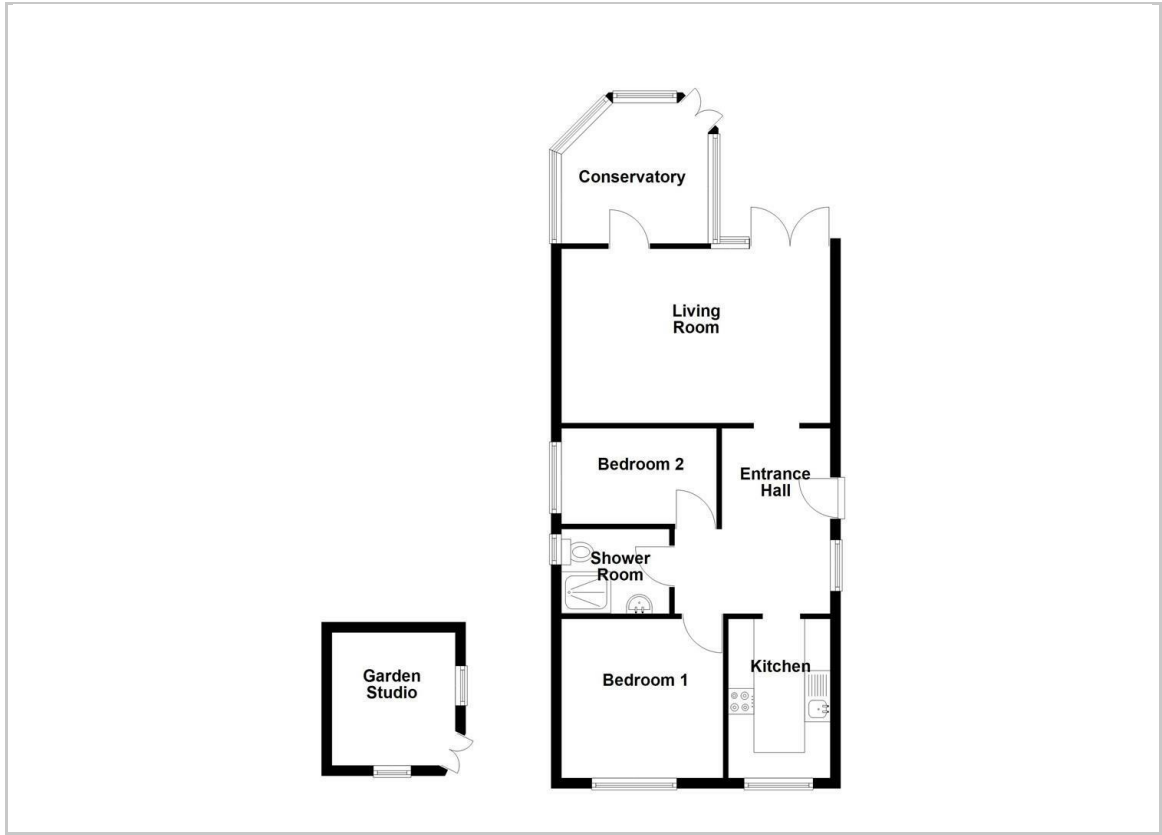
At the rear of the property is a well-proportioned lounge/ dining, with ample space for a pleasant seating area and dining table and chairs. An opening then leads to the double glazed conservatory. The conservatory makes a handy second reception room, perfect for entertaining your guests while enjoying a pleasant outlook onto the rear garden. French doors provide access outside.

The rear garden is predominantly laid to patio with shrubs to borders. A large feature is a timber framed summer house offering both power and light. This space would make for a great garden office. Extra benefits include a garden shed, an additional storage area (for tools, bikes and paddle-boards etc) and side access.

The front garden is mainly slide to lawn, with a hard standing driveway providing off-road parking.

There is a Nature reserve just behind the property offering a semi-rural feel with ponies and cattle roaming, a dog walkers haven and for the keen walkers a direct route to Durlston Country Park and the South West Coastal path. The nature reserve has far reaching views of Poole /Bournemouth, the Purbeck Hills, Old Harry Rocks, the Isle Of Wight and Corfe Castle.





Living Room
17'2" x 11'1" (5.25 x 3.39)

Conservatory
9'10" x 9'5" (3.00 x 2.89)

Bedroom One
10'2" x 10'0" (3.12 x 3.07)

Bedroom Two
9'10" x 6'2" (3.02 x 1.88)

Shower Room
7'5" x 5'5" (2.28 x 1.66)

Kitchen
10'2" x 6'6" (3.10 x 2.00)

Garden Studio
7'7" x 7'7" (2.33 x 2.33)

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.

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: 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/



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	
(82 plus) A				(92 plus) A	
(81-81) B			88	(81-91) B	
(69-80) C				(69-80) C	
(55-68) D			70	(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
				