



South Road
Swanage, BH19 2QR

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Asking Price
£420,000 Freehold



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- Three Bedroom Semi Detached House
- Ideal Family Home
- Large Rear Garden
- Modern Fitted Bathroom
- Feature Bay Windows
- Open Plan Kitchen Diner
- Sought After Location
- Close To Local Attractions Such As Swanage Bay And Highstreet
- Local Transport Links Near By
- Fully Insulated Loft





Introducing this CHARMING three-bedroom SEMI DETACHED HOUSE with a LARGE GARDEN in the DESIRABLE location of Swanage, perfect for a family home or simply getting onto the property market.

The living room can be found to the right as you enter the spacious hallway through the front door. The living room boasts a feature bay window allow ample light to beam into the property providing a bright and airy ambiance.



This property boasts a spacious open plan Kitchen/ Diner that benefits from an island which makes this space perfect for entertaining or family gatherings. In the kitchen you can find integrated appliances such as an

oven, four ring gas hob and extractor fan. There are also two separate spaces for freestanding goods and a space for a fridge/freezer.

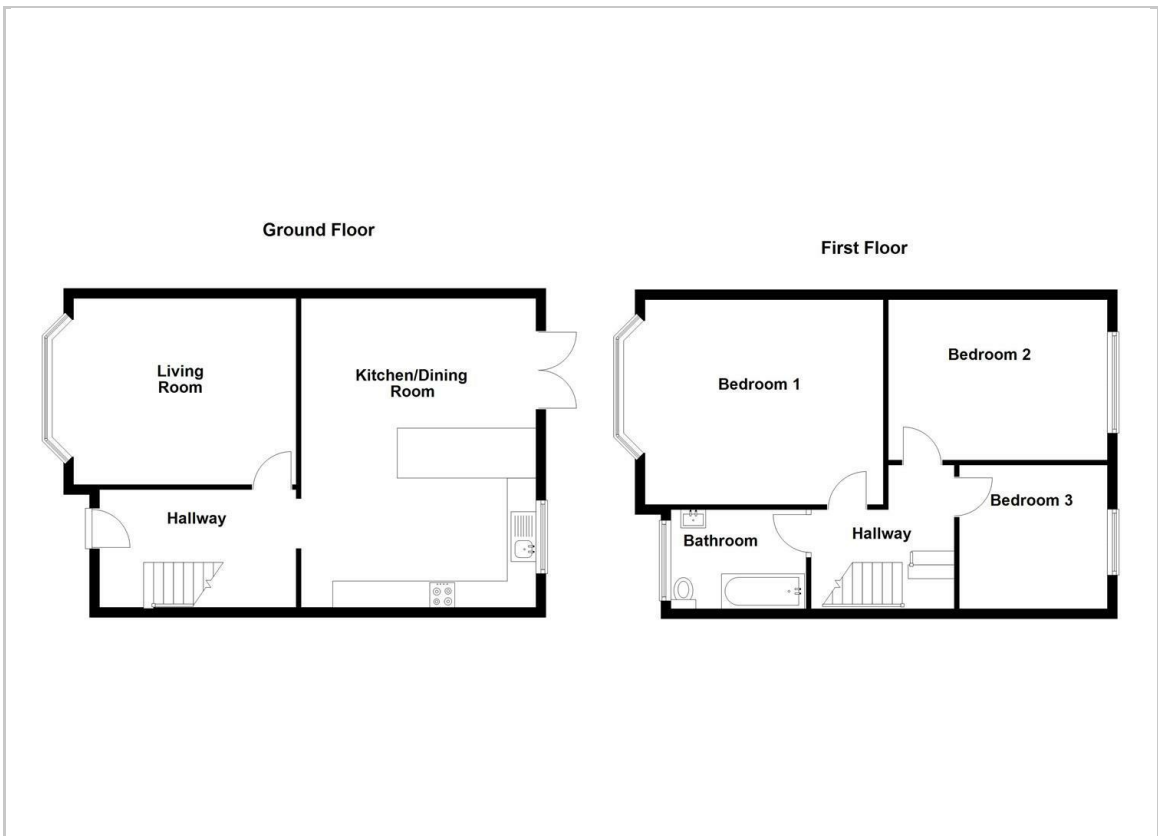
The first floor offers three bedrooms all currently comprised as doubles. However, bedroom one is especially well proportioned and features a bay window. The bathroom boasts a panelled bath with shower overhead and glass shower screen, a low-level W.C and wash hand basin. This property benefits from a fully insulated loft which could be converted, subject to planning permission.

Step outside to enjoy the large rear garden with lawn and patio area, ideal for children to play in or for hosting summer barbecues. The Property also provides a front garden which is predominantly laid to lawn.

Situated close to local transport links, town amenities, and the beach, this home offers convenience and a vibrant lifestyle.

Don't miss out on the opportunity to make this house your home. Schedule a viewing today and experience the tranquillity and beauty that Swanage has to offer. Contact us now to arrange a viewing.





Living Room
15'3" x 12'1" (4.67 x 3.69)

Kitchen/Diner
12'7" x 18'4" (3.86 x 5.59)

Bedroom One
15'3" x 12'0" (4.67 x 3.66)

Bedroom Two
11'10" x 10'11" (3.61 x 3.33)

Bedroom Three
6'11" x 7'3" (2.11 x 2.23)

Bathroom
7'4" x 5'11" (2.25 x 1.82)

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
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/

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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	