



## Brickyard Close

Swanage, BH19 1FB

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**£248,200 Freehold**

  
**Hull**  
**Gregson**  
**Hull**

Hull  
Gregson  
Hull



# Brickyard Close

Swanage, BH19 1FB

- Discount to Open Market Scheme
- Two Bedroom Semi Detached House
- Driveway
- Sunny Aspect Garden
- Immaculately Presented Throughout
- Remainder of NHBC
- Light and Airy Accomodation
- Downstairs WC
- Quiet Cul de Sac
- Well Proportioned Rooms







**\*\*Discount to Open Market Scheme\*\***

This charming two bedroom semi-detached house offers an excellent opportunity to purchase at a reduced price through the Discount to Open Market Scheme.

Stepping through the front door, you are greeted by a welcoming entrance hall that runs central to the property, the hall features a convenient W.C. and a spacious storage cupboard, perfect for coats and shoes.



At the front of the property, the modern kitchen is designed with stylish sage green retro tiles and offers ample cabinetry, an integrated oven, hob,

and extractor fan. There is also space for a freestanding fridge freezer, dishwasher, and washing machine, making it ideal for those seeking a functional and contemporary space.

At the rear of the home, the spacious and bright living room boasts a contemporary yet inviting industrial feel, with oak-effect LVT flooring and crisp white wooden doors. French doors open onto a sunny, private garden, ideal for outdoor relaxation and entertaining.

The first floor features two generously sized double bedrooms, offering ample space and comfort. Centrally located between the bedrooms is the family bathroom, thoughtfully designed for convenience. The bathroom includes a panel-enclosed bath with an overhead shower, a W.C, and a wash basin, providing a practical yet stylish space for everyday use.

At the rear of the property, you'll find a well-proportioned, low-maintenance garden predominantly laid to shingle. The space features an initial patio area and a pathway that leads to a larger decked seating area, perfect for outdoor entertaining and relaxation. The garden is enhanced by mature shrubs and trees, providing a touch of natural beauty and privacy.





**Lounge**  
18'4" max x 12'11" (5.6 max x 3.94)

**Kitchen**  
9'10" x 6'1" (3 x 1.87)

**Bedroom One**  
10'9" x 13'1" (3.3 x 4)

**Bedroom Two**  
8'2" x 11'5" (2.5 x 3.5)

**Bathroom**  
6'6" x 6'2" (2 x 1.89)

**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: Semi Detached House
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

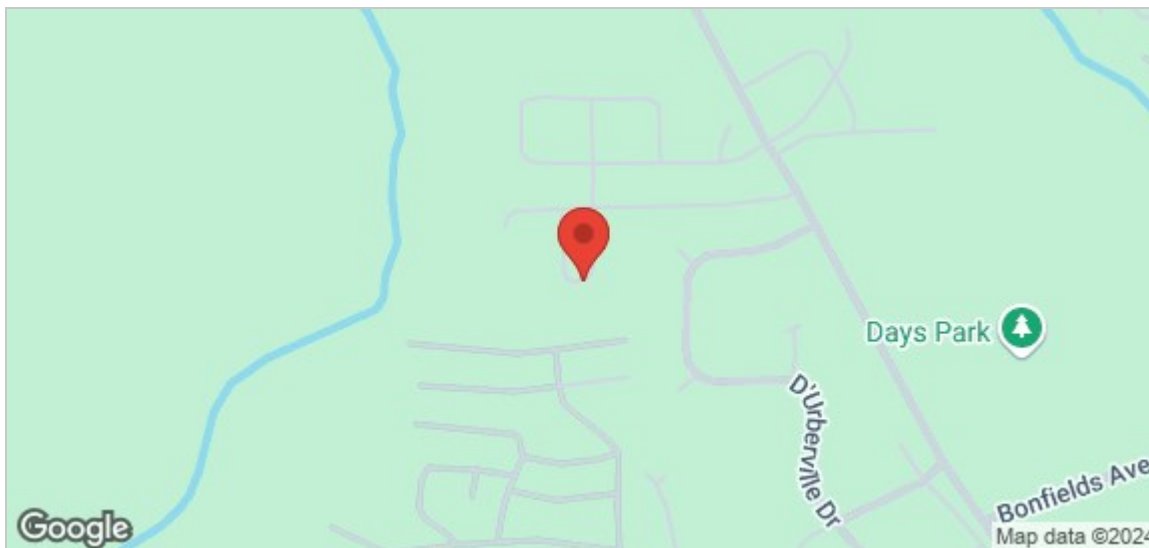
**Disclaimer.**

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.

**Discount to Open Market Scheme**

QUALIFYING BUYER/S:

"Qualifying Buyer" means an individual (or individuals) who is/are not taking advantage of any other government incentive for homebuyers (save for any Help to Buy ISAs or similar products) and who will occupy the Dwelling as his/her principal and only dwelling. NOTE: The property CANNOT be let out. There is an annual service charge for the upkeep of the public spaces as it's a new estate., The approximate annual cost is £432 (Based on the 2023/2024 accounts).



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	96
(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	
Current: <b>83</b>	
EU Directive 2002/91/EC	

Environmental impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	