



3 Burts Place
Swanage, BH19 2PJ

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£365,000 Freehold

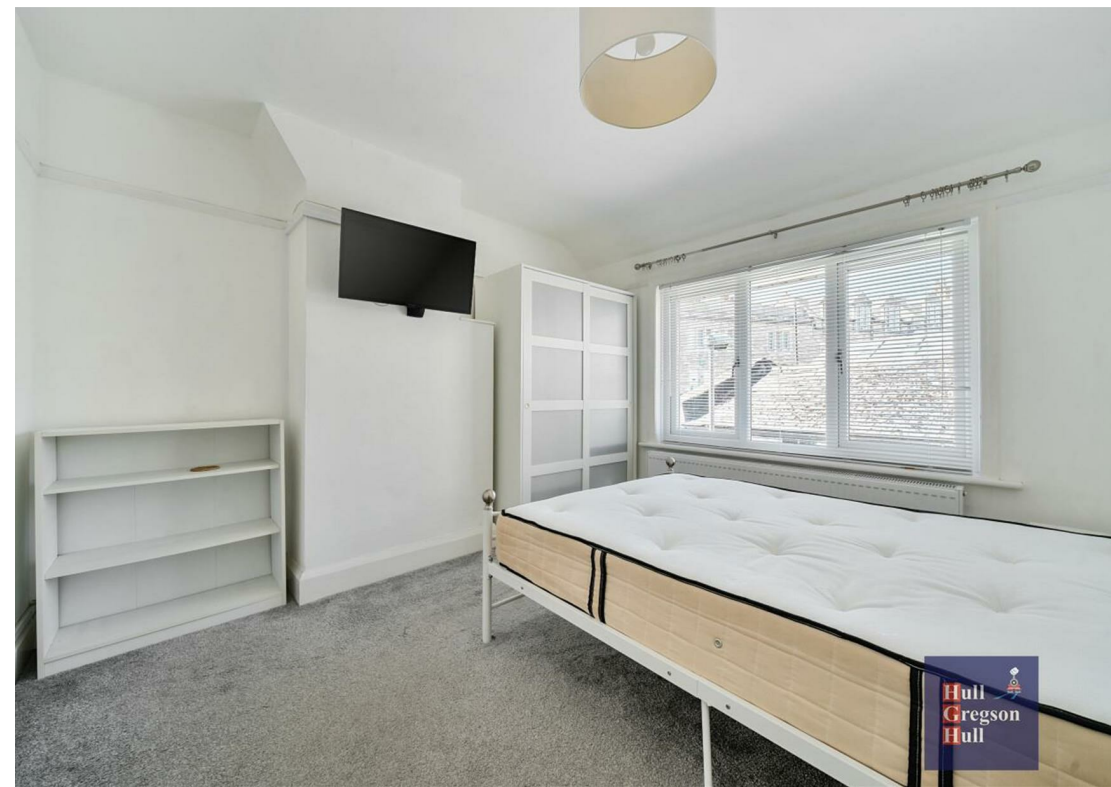
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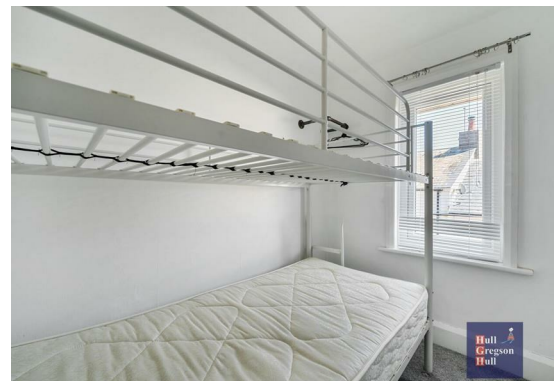
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FOR SALE

3 Burts Place

Swanage, BH19 2PJ

- Three Bedrooms
- Short Walk To Local Amenities
- Close To Swanage Beach
- Bright And Airy Accommodation
- Courtyard Garden
- Open Plan Kitchen/ Diner
- Characteristic Features
- Ideal Holiday Home / Holiday Let
- Income Potential
- No Onward Chain





We are delighted to bring to the market this beautifully presented three bedroom, semi-detached property which is a short stroll from Swanage beach and local amenities. This property is ideal for families who are either looking for a perfect place to have as a holiday home or families that are seeking extra space. The open plan kitchen/diner offers the perfect place for either social gatherings or functionality.

Step through the front door into a welcoming hallway with ample under stair storage to store shoes and coats. As you walk through the hallway, the living space welcomes



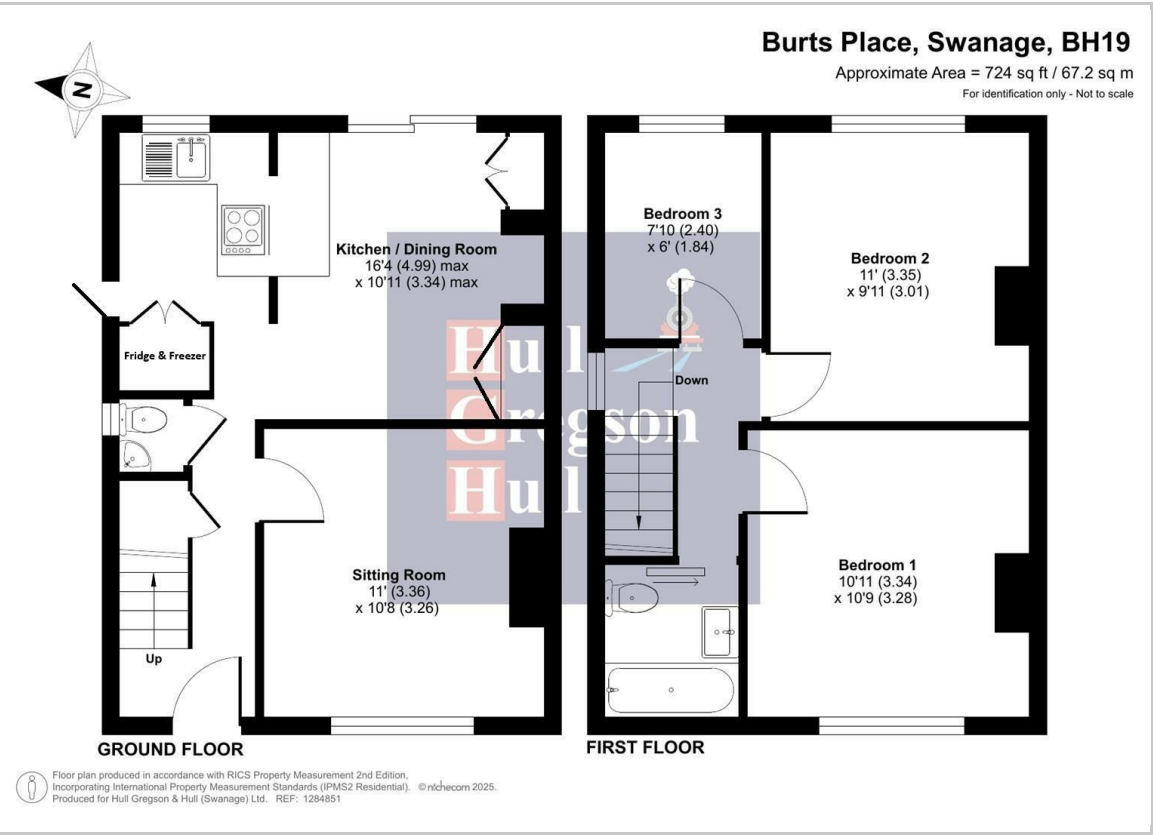
you with a bright space providing a fantastic feeling of both light and space. The living room is well-proportioned, has a Westerly facing window allowing for plenty of natural light and a charming ornamental fireplace, adding to the character of the property. Heading into the kitchen and dining space, the kitchen offers a range of wall and base level units and includes an integrated oven with a gas hob and extractor. At the back of the dining space, a door will gain you access out into the courtyard which is a great space for a barbecue with the family in the warmer months or for enjoying quality family time in the sunshine. There is a downstairs cloakroom which has a W.C and a wash basin.

Following the stairs up to the first floor, the main bedroom greets you with a lovely double room benefitting from a large window allowing for plenty of light. There is ample space for furniture, as well as wardrobe space to store clothing and shoes. Leading off the hallway is bedroom two which is a good sized double room to the rear of the house with the original feature fireplace. This room is bright and airy with a large window overlooking the rear garden. Bedroom three is a reasonably sized single room which could be configured as a home office with a window overlooking the garden.

The bathroom is contemporary in design and fully panelled with a bath and overhead shower, sink and low-level W.C.

The property has been superbly presented through and has been tastefully decorated. The property offers potential to holiday let due to it's superb central location, close to the town and beach. The property is offered with no onward chain, internal viewings come highly recommended.





Kitchen / Dining Room
16'4" x 10'11" (4.99 x 3.34)

Sitting Room
11'0" x 10'8" (3.36 x 3.26)

Bedroom 1
10'11" x 10'9" (3.34 x 3.28)

Bedroom 2
10'11" x 9'10" (3.35 x 3.01)

Bedroom 3
7'10" x 6'0" (2.40 x 1.84)

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 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.

