

## Hanbury Rd

Swanage, BH19 1JA

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**£335,000 Freehold**

Hull Gregson Hull

# Hanbury Rd

Swanage, BH19 1JA

- Three Bedroom Semi-Detatched House
- Modern Kitchen and Bathrooms
- Dual Level Garden
- Close to Local Amenities
- Ideal Family Home
- Close to Local Schools
- A Perfect Buy to Let
- Character Features
- Level Walk to Swanage Town Centre
- No Forward Chain

















*INCREDIBLY SPACIOUS THREE BEDROOM HOUSE WITH LOFT SPACE*

WELCOME to Hanbury Road an Edwardian semi-detached home with character features, ideally located within a sought after residential area of Swanage, less than half a mile from both the town centre and the award winning sandy beach. This beautifully presented property boasts three bedrooms with a loft room and cellar with light and power. The property provides light-filled and versatile accommodation, it is an ideal family home or investment opportunity.

Stepping through the front door, we are welcomed firstly the well-proportioned and homely sitting room featuring attractive character features including large bay windows with a southerly outlook, flooding the room with natural light. Picture railings, and ceiling cornices add touches of originality and an ornate fireplace sits at the heart of the room.



Adjacent to the living area is the separate dining room, with plenty of space for a family dining table and chairs, offering a comfortable place to come together for homecooked meals. The ornate fireplace exudes a sense of home, whilst the large window beckons in the sunshine. Storage shelves provide ideal space for keeping books and consoles.

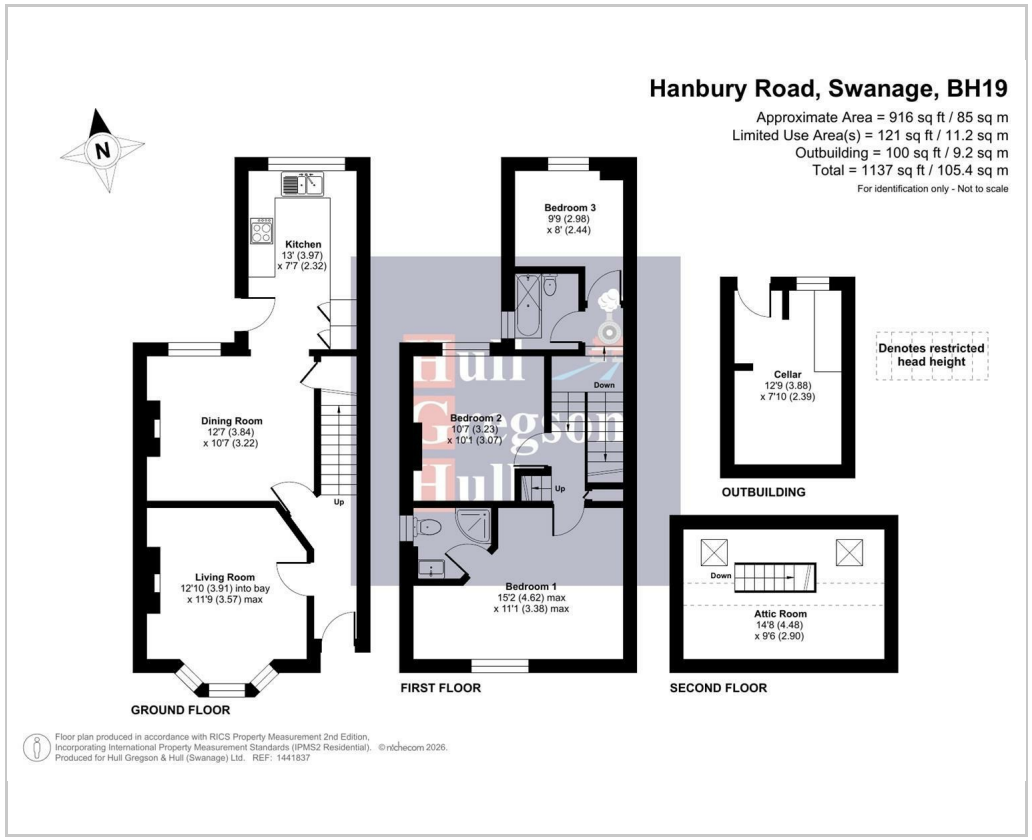
The dining area then flows effortlessly into the kitchen, appointed with a range of modern units, plenty of worktop space and fitted appliances such as a dishwasher, washer/dryer and fridge/freezer.

The upper floors accommodate three bedrooms, two of which would be ideal as an office, guest room or child's bedroom, the principal bedroom is a spacious room with ample amounts of space for free standing wardrobes as well as benefitting from a stylish en-suite comprising a shower, W.C. and wash hand basin. In addition, there is a well appointed family bathroom serving the remaining accommodation. A further loft room, accessed via a staircase, makes for a suitable loft room or bedroom STPP.



Externally, the property enjoys a delightful dual-level rear garden, thoughtfully arranged to create distinct areas for relaxation and entertaining. The garden is also complimented from rear access, a rare and practical feature within this central location. Furthermore, the garden benefits from a cellar with light and power, perfect for storing outside furniture and beach equipment after a long day out enjoying the award winning sandy beach.

This property is offered for sale with no forward chain, this is a rare opportunity to acquire a charming and well appointed home within easy reach of Swanage’s amenities, coastline, and surrounding countryside, making it the ideal property for someone wanting to enjoy the charming coastal lifestyle that Swanage offers. VIEWING IS HIGHLY RECOMMENDED.







**Living Room**
12'9" x 11'8" (3.91 x 3.57)

**Dining Room**
12'7" x 10'6" (3.84 x 3.22)

**Kitchen**
13'0" x 7'7" (3.97 x 2.32)

**Bedroom 1**
15'1" x 11'1" (4.62 x 3.38)

**En-Suite**

**Bedroom 2**
10'7" x 10'0" (3.23 x 3.07)

**Bedroom 3**
9'9" x 8'0" (2.98 x 2.44)

**Family Bathroom**

**Attic Room**
14'8" x 9'6" (4.48 x 2.90)

**Store**
12'8" x 7'10" (3.88 x 2.39)

**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 Construction
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/

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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 [illegible] y representation or warranty in

