



Kings Road West, Swanage BH19 1HS

£550,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





## AN IDEALLY LOCATED HOME CLOSE TO SWANAGE TOWN CENTRE, BEACH & HERITAGE RAILWAY

A well-presented three double bedroom semi-detached home, offering ample off-road parking and a generous rear garden backing onto the Swanage Railway.

The property is accessed via the rear, leading into a modern fitted kitchen with views over the garden. The kitchen is well-equipped with an oven, four-ring burner hob, 1½ sink, space for a washing machine and additional storage, including understairs space.

A hallway leads through to a comfortable living room, with split level stairs rising to the first floor. Upstairs, the property offers a spacious principal bedroom, Principal bedroom plus two additional double bedrooms and a centrally positioned shower room.

Ideally situated for easy access into the town centre and local shops, this property is well-suited for a range of buyers, including railway enthusiasts who will appreciate the unique outlook.

Viewings are highly recommended.





## KEY FEATURES

- Three double bedroom semi-detached home
- Ample off-road parking
- Generous rear garden backing onto the Swanage Railway
- Modern fitted kitchen with garden views
- Spacious living room with split-level stairs
- Principal bedroom plus two additional double bedrooms
- Centrally located shower room
- Convenient access to town centre and local shops
- Ideal for a range of buyers, including railway enthusiasts
- Viewings highly recommended





## ADDITIONAL INFORMATION

Dimensions

Please See Floorplan

Tenure

Freehold

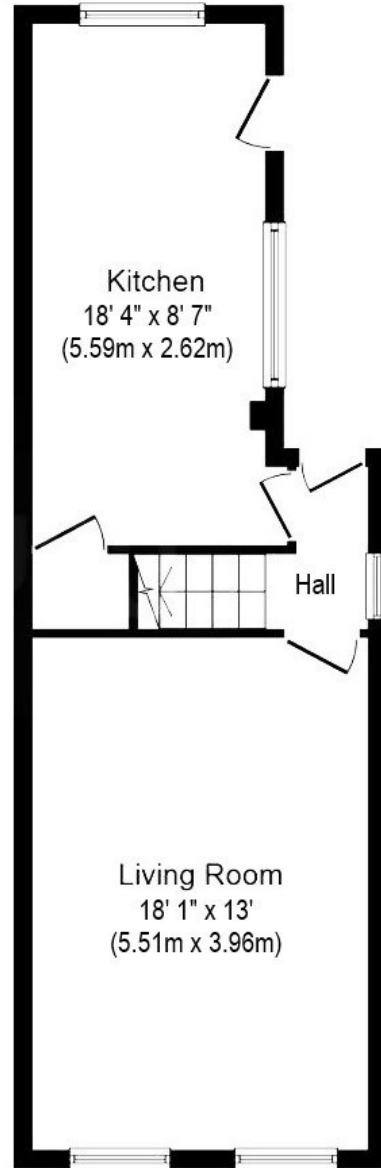
Council Tax

Band D - Dorset Council

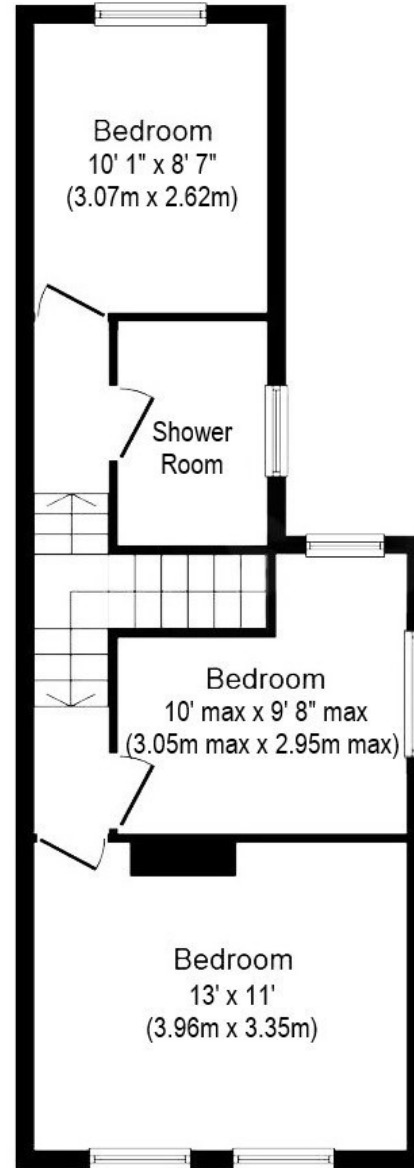




# FLOORPLAN



**Ground Floor**



**First Floor**

Plan not to scale. This plan is for illustration purposes only and may not be representative of the property.








Viewing by Appointment Through the Vendor's Sole Agent

01929 66 00 25 ■ [hello@mollaro.com](mailto:hello@mollaro.com)

| Energy Efficiency Rating                    |                     |   |
|---|---------------------|---|
|   | Current             | Potential   |
| Very energy efficient - lower running costs |                     |   |
| (92-100) <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 |                     |   |
| <b>England, Scotland &amp; Wales</b>        | <b>EU Directive</b> |  |
|   | 2002/91/EC          |   |

Mollaro Ltd, Registered in England & Wales Company No. 14891790. Registered Address: Briggs House, 26 Commercial Road, Ashley Cross, Poole BH14 0JR. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.