



**2 ASH CLOSE, SWANAGE**  
**£365,000**

This modern inter-terraced house is pleasantly situated in a quiet residential cul-de-sac, within close proximity to open country and about 1 mile from the town centre and beach. Constructed around 1988, the property has been well maintained throughout and benefits from spacious and well-planned accommodation with views from the first floor over the town to Swanage Bay in the distance. The open plan layout creates a relaxed family space and the second reception room with views over the garden is a particular feature of this family home.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham is some 9 miles away and has main line rail link to London Waterloo (about 2.5 hours). The popular conurbations of Poole and Bournemouth are also within easy reach via the Sandbanks toll ferry.

Property Ref ASH1629

Council Tax Band D



The spacious living room welcomes you to this family home and leads through to the dining room. At the rear, the glazed sitting room with vaulted ceiling gives access to the garden harmoniously blending indoor and outdoor living. The kitchen is fitted with a range of light units and has an integrated gas hob and electric oven, spaces for washing machine, tumble dryer and fridge/freezer. A cloakroom completes the accommodation on this level.

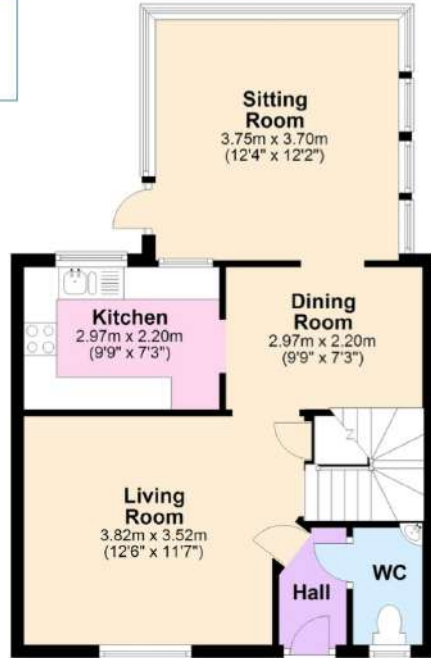
On the first floor, there are three double bedrooms. Bedrooms 1 and 3 have views of Ballard Down and sea views in the distance. Bedroom 2 faces West and is at the front of the property. There are fitted wardrobes to Bedrooms 1 and 2. All bedrooms are served by the family bathroom.

The easily maintained rear garden is paved and bound by a mix of walling and fencing with gated access to footpath, leading directly to open country. There is a single garage measuring 4.67m x 2.45m (15'3" x 8') with high level storage space in nearby block. In addition there is off-road parking to the front of the garage.

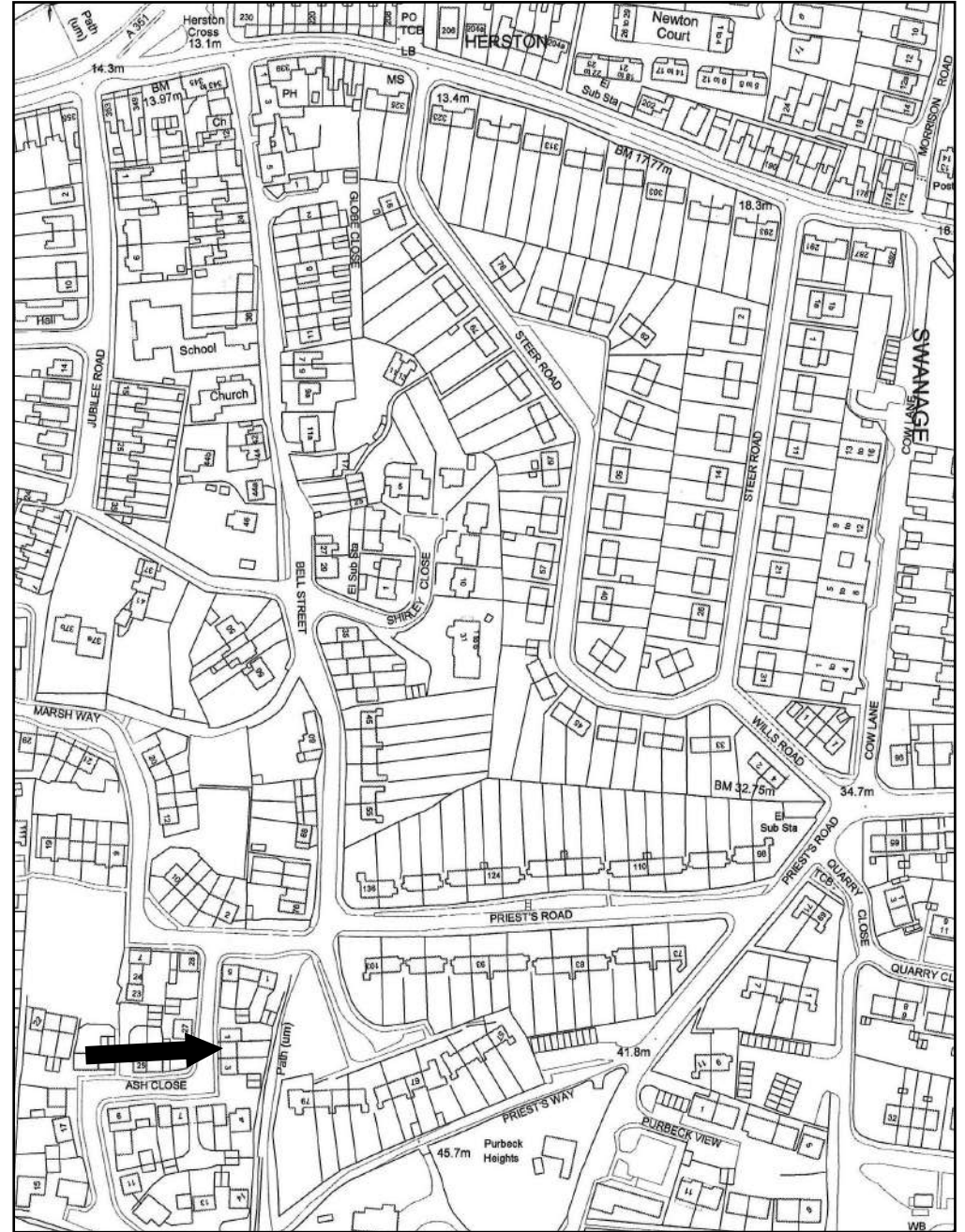
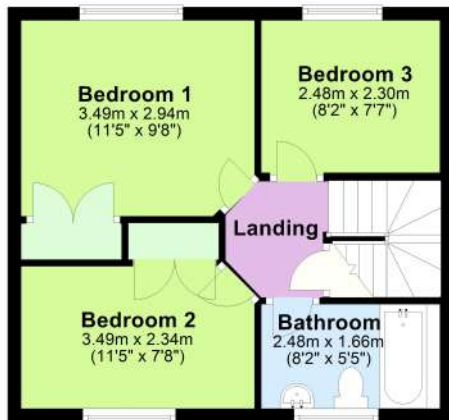
Viewing is strictly by appointment through the Agents, Corbens, 01929 422284. Postcode for SatNav BH19 2TF.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	66
Not energy efficient - higher running costs	

### Ground Floor



### First Floor



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