



14 BELL STREET, SWANAGE
£250,000

This Grade II Listed mid-terraced stone cottage is situated in one of the oldest parts of Swanage, close to open country, local amenities and schools and approximately one mile from the town centre.

It is in need of updating throughout and offers character accommodation with original fireplaces, beamed ceilings and has the benefit of an attic room. The easily maintained rear courtyard garden is paved and bound by stone walling, with a stone outbuilding.

Built during the late 19th Century, it is constructed of natural Purbeck stone to the front, with cement render at the rear, under a stone tiled roof.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.



The living room, with original fireplace and beamed ceiling welcomes you to this character cottage. Beyond, the kitchen is in need of refitting, and there is access to the enclosed rear garden. A shower room completes the accommodation on this level.

On the first floor there are two double bedrooms. Bedroom 1 is at the front of the cottage and has an original fireplace with beamed ceilings. Bedroom 2 is at the rear overlooking the garden and has fitted cupboards.

Outside, the West facing rear garden is fully enclosed and bound by stone walling offering a private and secluded space. It is paved and has a stone built store.

All mains services connected. Gas fired central heating.

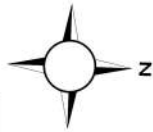
Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for the property is **BH19 2SA**.

Property Reference BEL1986

Council Tax Band C

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

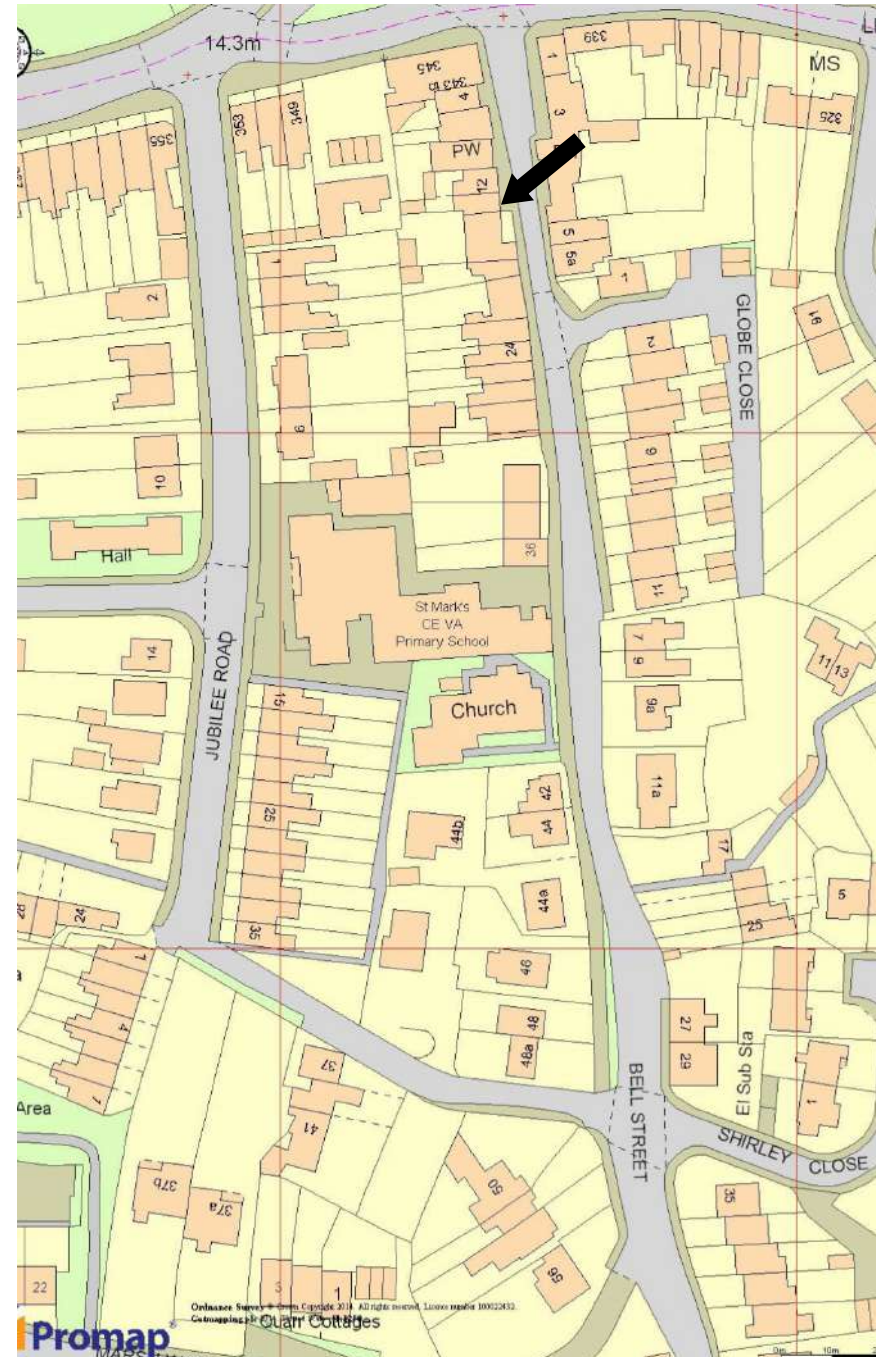
Ground Floor



First Floor



Total Habitable Floor Area Approx. 56m² (603sq ft)



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