



37 QUEENS ROAD, SWANAGE
£295,000 Freehold

This semi-detached house stands in a slightly elevated position just off the High Street and is within easy reach of local schools and approximately 200 metres of the picturesque Mill Pond and Parish Church. It was built during the mid 19th Century of brick, externally cement rendered under a concrete tiled roof.

The accommodation is arranged over three floors and has good views over the town of Swanage Bay and Purbeck Hills from the upper floors. There is a small paved garden to the front and separate South facing paved garden at the rear. The property is in need of updating throughout.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage and more modern properties. 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 which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref QUE2093

Council Tax Band C - £2,274.51 for 2024/2025



Welcoming you to the property, the good sized living room has a Purbeck stone fireplace. Leading off, the South facing kitchen is at the rear and is compactly fitted with worktop, stainless steel sink and fitted cupboards. There is access to the garden from this room.

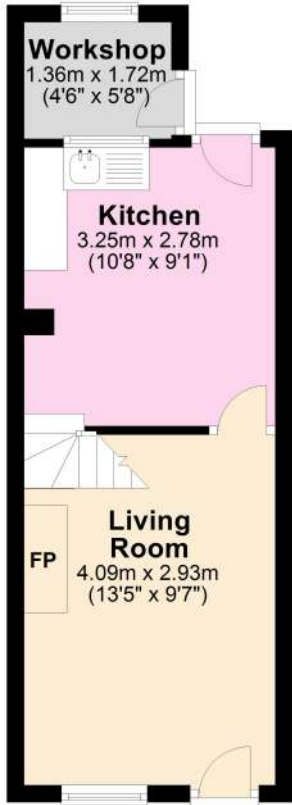
There is a good sized first floor landing with fitted linen cupboard. Bedroom 2 is a good sized double bedroom situated on this level and enjoys views over the town to the sea and the Purbeck Hills. The family bathroom comprises a panelled bath with electric shower over, wash basin with cupboard under and WC.

The principal bedroom is on the second floor and is particularly light with triple aspects and enjoys panoramic views to the Purbeck Hills and Swanage Bay.

Outside, there is a small paved area to the front of the property. A pathway to the side of the building leads to the small rear South facing courtyard garden, with workshop.

All viewings are strictly by appointment through the Sole Agents, Corbens, **01929 422284**. The postcode for this property is **BH19 2EQ**.

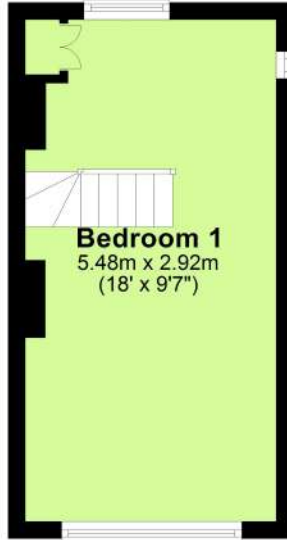
Ground Floor



First Floor



Second Floor



Total Floor Area 59m² (635 sq ft)

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs. | | | |
| (92 plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 30 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs. | | | |



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

