



28 OSBORNE ROAD, SWANAGE  
£445,000 Freehold

This detached family house stands in a popular residential area about half a mile from the town centre and within 500 metres of the Townsend Nature Reserve and primary school. Thought to have been built during the 1930s, it is of cavity construction with cement rendered external elevations under a conventional tiled roof.

28 Osborne Road has recently been extensively modernised throughout and used for holiday letting offering spacious and stylish accommodation. It also enjoys good views across the town to the Purbeck Hills, Ballard Down and Swanage Bay in the distance.

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 OSB2116

Rateable Value £2,900 - Council Tax Band TBA



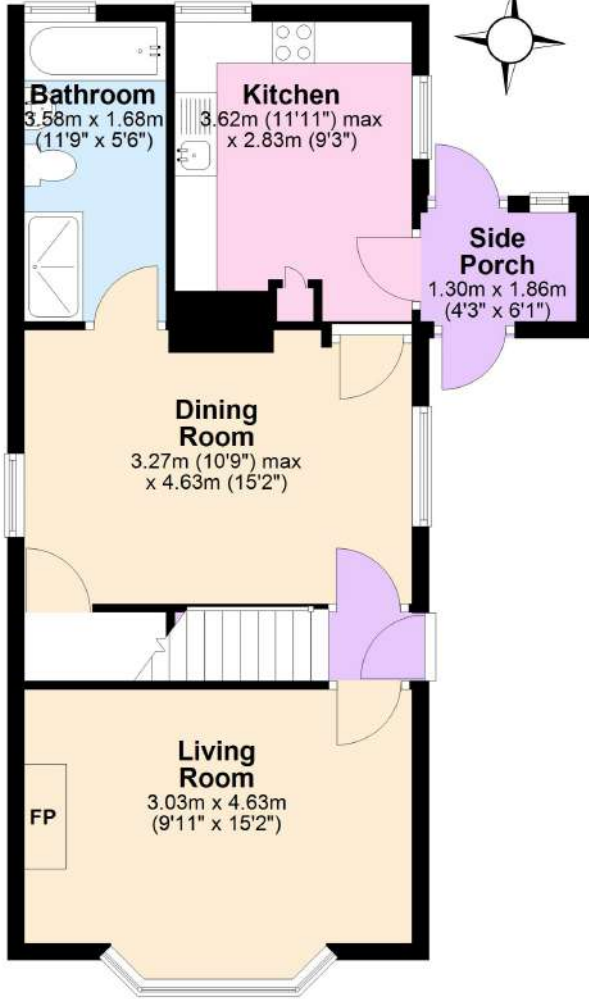
At the front of the property, the good sized South facing living room has a wide bay window and a feature polished stone fireplace. Beyond, the dining room is an equally spacious reception room and leads to the kitchen which is fitted with a range of light units and worktops, ceramic hob, electric oven and has spaces for washing machine and under-counter fridge/freezer. Leading off, the side porch gives access to the rear garden. The family bathroom is fitted with a stylish modern suite including a panelled bath and separate shower cubicle.

On the first floor, there are two good sized double bedrooms, each with an ensuite WC. Bedroom one is at the rear of the property and has good views across the town to the Purbeck Hills, Ballard Down and Swanage Bay in the distance. Bedroom two is at the front of the property enjoying a southerly aspect.

Outside, the fully enclosed rear garden is paved with a brick edged flower and shrub bed. There is access to under house storage and pedestrian access to a rear service lane.

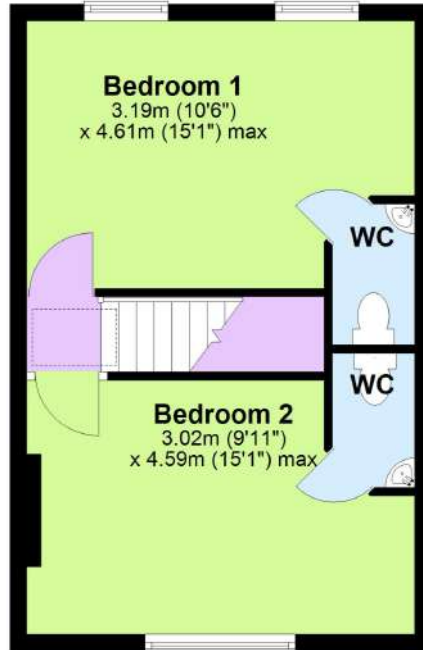
All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2QA**.

### Ground Floor



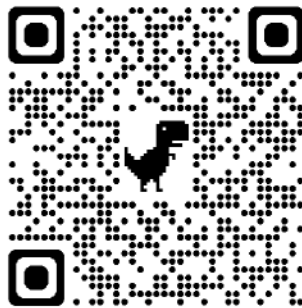
Total Floor Area  
Approx. 84m<sup>2</sup> (904 sq ft)

### First Floor

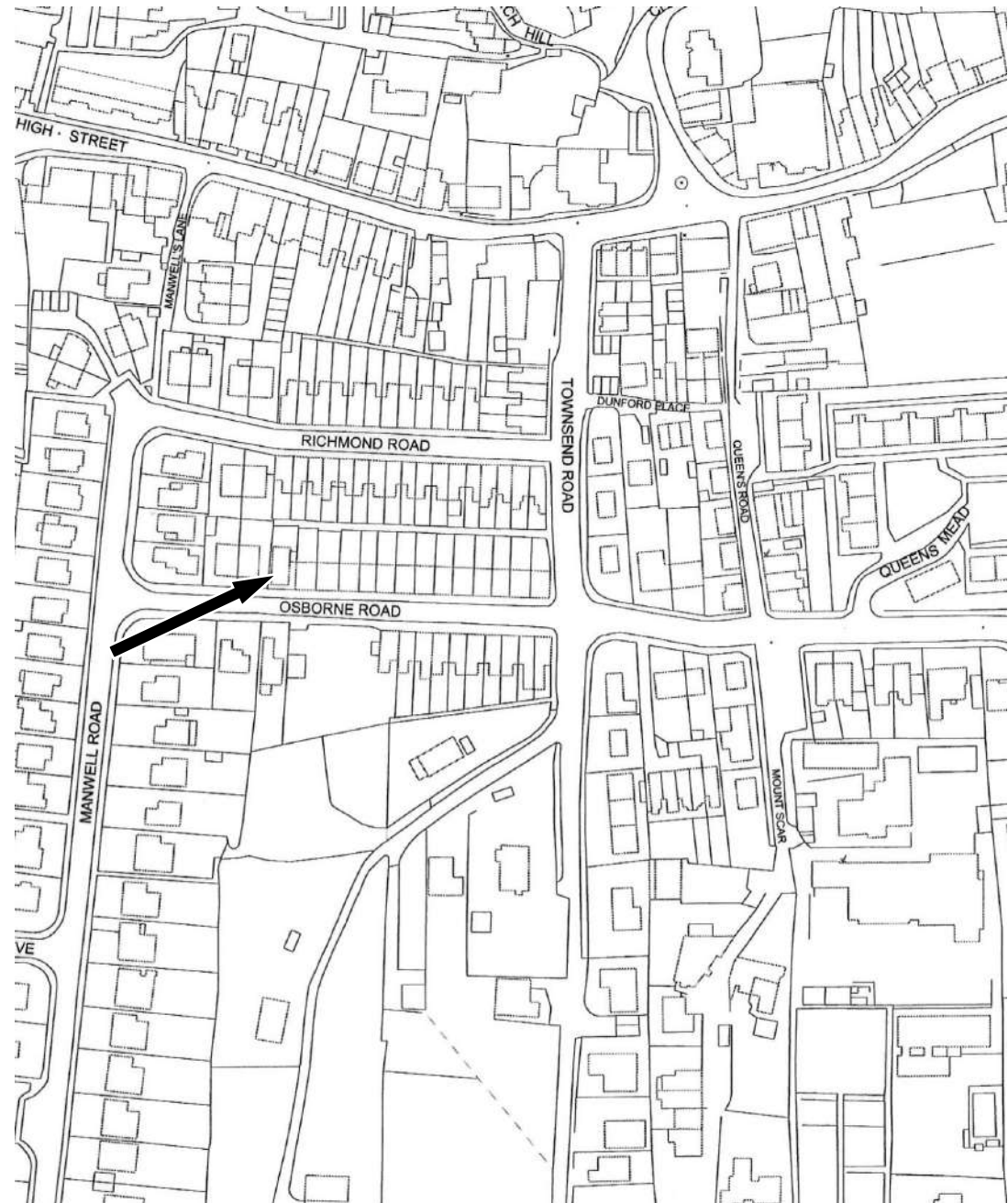


### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Scan to View Video Tour



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