



88 VICTORIA AVENUE, SWANAGE
£625,000

No 88 Victoria Avenue is a substantial detached house well situated in an excellent level position approximately three quarters of a mile from the town centre and the beach. The property has been updated throughout and is immaculately presented with quality fixtures and fittings complementing the modern spacious style.

The ground floor has been arranged to offer spacious living and is presented throughout with a neutral decor and wood flooring to maximise the light and spatial feeling. The well planned accommodation has the advantage of 4 double bedrooms, conservatory, good sized rear garden and ample parking for several vehicles, in addition to the detached garage.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham is some 9 miles distant, with main line rail link to London Waterloo (2.5 hours).

Viewing is highly recommended, strictly by appointment only through Sole Agents **Corbens, 01929 422284**. No forward chain. Postcode **BH19 1AR**.



You are welcomed to this family home by the entrance hall which is central to the accommodation. The spacious living room enjoys a South facing aspect with feature Purbeck stone fireplace and fitted gas fire. The kitchen/dining room is equally generously sized and is at the rear of the property enjoying views over the garden. The kitchen area is fitted with an extensive range of quality cream units with integrated double oven and has a central island feature with integrated gas hob, seating and storage drawers. Leading off is a conservatory with door opening to the rear garden. Completing the accommodation on this level is a recently fitted wet room.

There are four bedrooms on the first floor. Bedrooms 1 and 2 face South and have fitted wardrobes; bedroom 2 has an en-suite shower room. Bedrooms 3 and 4 overlook the garden and the family bathroom is fitted with bath, wash basin and WC.

To the front of the property is parking for several vehicles and access to the detached single garage. The garden at the rear is bound by a mix of fencing and mature shrubs, it mostly laid to lawn with paved patio, shrub borders and greenhouse.

Property Ref: VIC1646

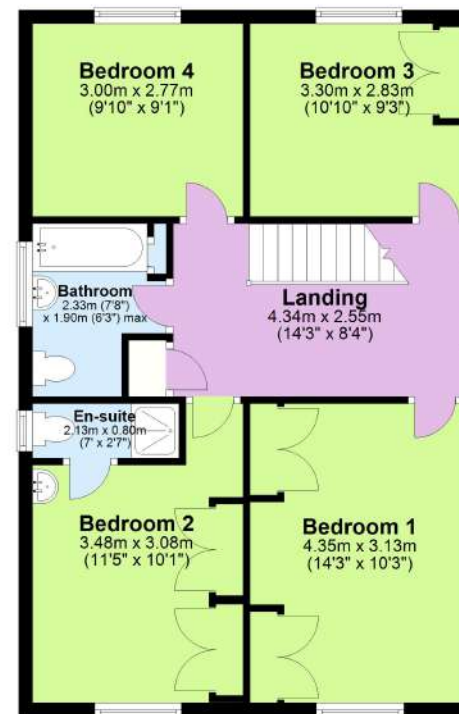
Council Tax Band E

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

First Floor



Total Approximate Floor Area 137m² (1,474.7sq ft)

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.

