



2 SHOTTSFORD CLOSE, SWANAGE
£400,000

This semi-detached bungalow is located in a popular residential position in a small cul-de-sac, approximately one and a half miles from the town centre and within 500 metres of open country. The property is thought to have been built during the mid 1980s and is of traditional cavity construction, the outer walls being of brick under a concrete interlocking tiled roof.

Whilst in need of some updating, the property offers good sized accommodation with the considerable advantage of pleasant views over the town to the Purbeck Hills and glimpses of 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 delicate, safe, sandy beach, and is an attractive mixture of old stone cottages 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.

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



The L-shaped entrance hall welcomes you to the property and leads directly through to the generously sized, living room which faces South through the triple aspect conservatory. Double doors open to the Purbeck Stone paved patio and rear garden. The kitchen is fitted with a range of white units and contrasting worktops, integrated appliances and provides access to the enclosed rear garden.

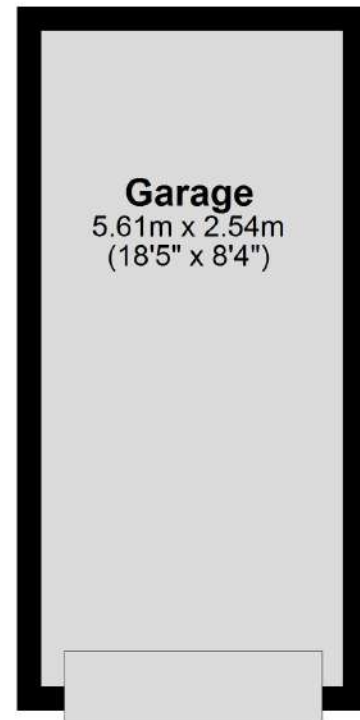
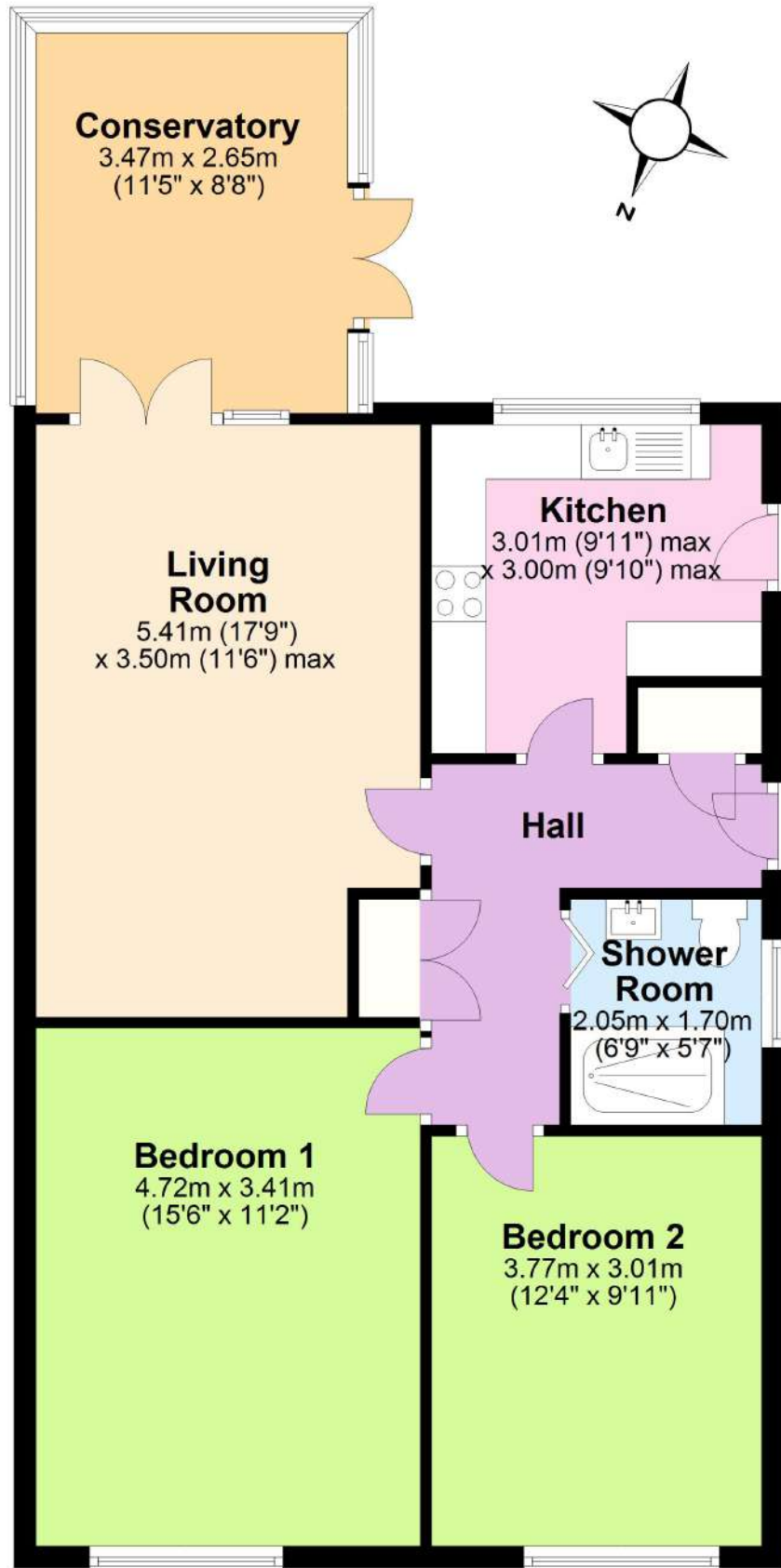
There are two double bedrooms. Bedroom one is spacious and they both enjoy views over the town to the Purbeck Hills with Swanage Bay in the distance. The modern family shower room has been replaced with a wet room style shower and completes the accommodation.

A concrete paved driveway provides off-road parking for 2 vehicles and leads to the detached garage. The good sized South facing rear garden is mostly laid to lawn with Purbeck stone paved terrace.

Property Ref: SHO1678

Council Tax Band D

Ground Floor



Total Habital Floor Area Approx.
69m² (742 sq ft)



Scan to View Video Tour



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(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.

