



22 OSBORNE ROAD, SWANAGE  
£395,000

This substantial terrace house stands in a popular residential area about one third of a mile from the town centre and within 500 metres of the Townsend Nature Reserve and primary school. Thought to have been built in the first quarter of the 20<sup>th</sup> Century, it has external elevations of brick with Purbeck stone dressings under a pitched roof covered with plain tiles which has been renewed in recent years.

22 Osborne Road offers particularly spacious family accommodation arranged over four floors and enjoys good views across the town to the Purbeck Hills, Ballard Down and Swanage Bay from the upper levels.

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 OSB1722

Council Tax Band

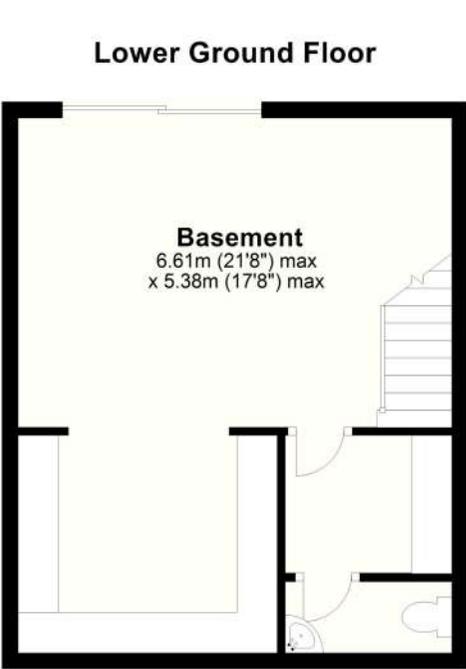


The entrance hall leads through to the South facing living room with large bay window and fireplace with a wooden surround. The good sized open plan kitchen/dining room is fitted with a range of light units and contrasting worktops. An internal staircase leads from the kitchen to the basement which comprises a second kitchen, utility area, store, WC and sliding double doors open to the rear garden.

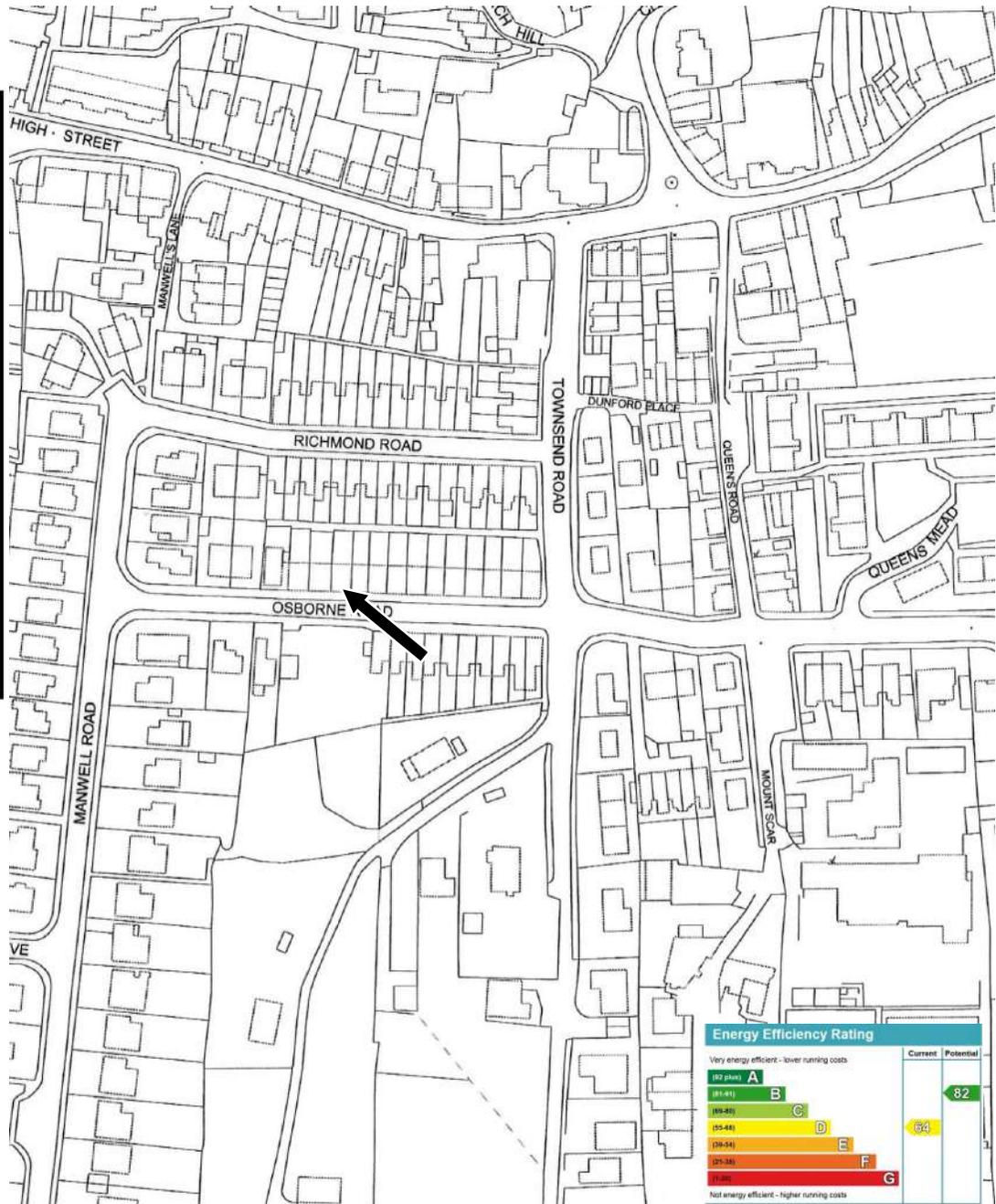
On the first floor, there are three bedrooms; both bedrooms one and two are exceptionally spacious with large bay windows and enjoy good views across the town to the Purbeck Hills and Swanage Bay in the distance. Bedroom one also has the advantage of an en-suite shower room. Bedroom three is a single, facing South. The modern family bathroom and separate WC complete the accommodation on this level. The generously sized bedroom four comprises the entire second floor and enjoys fine panoramic views across the town to the Purbeck Hills, Ballard Down and Swanage Bay.

Outside, the rear garden is fully paved and there is 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**.



**Total Floor Area**  
Approx. 139m<sup>2</sup> (1,496 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
	B		
	C		
	D		64
	E		
	F		
Not energy efficient - higher running costs	G		

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.

