



4 SHOTTSFORD CLOSE, SWANAGE
£365,000

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 brick construction, 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 town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref: SHO1761

Council Tax Band D



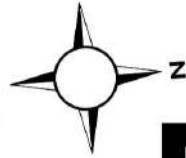
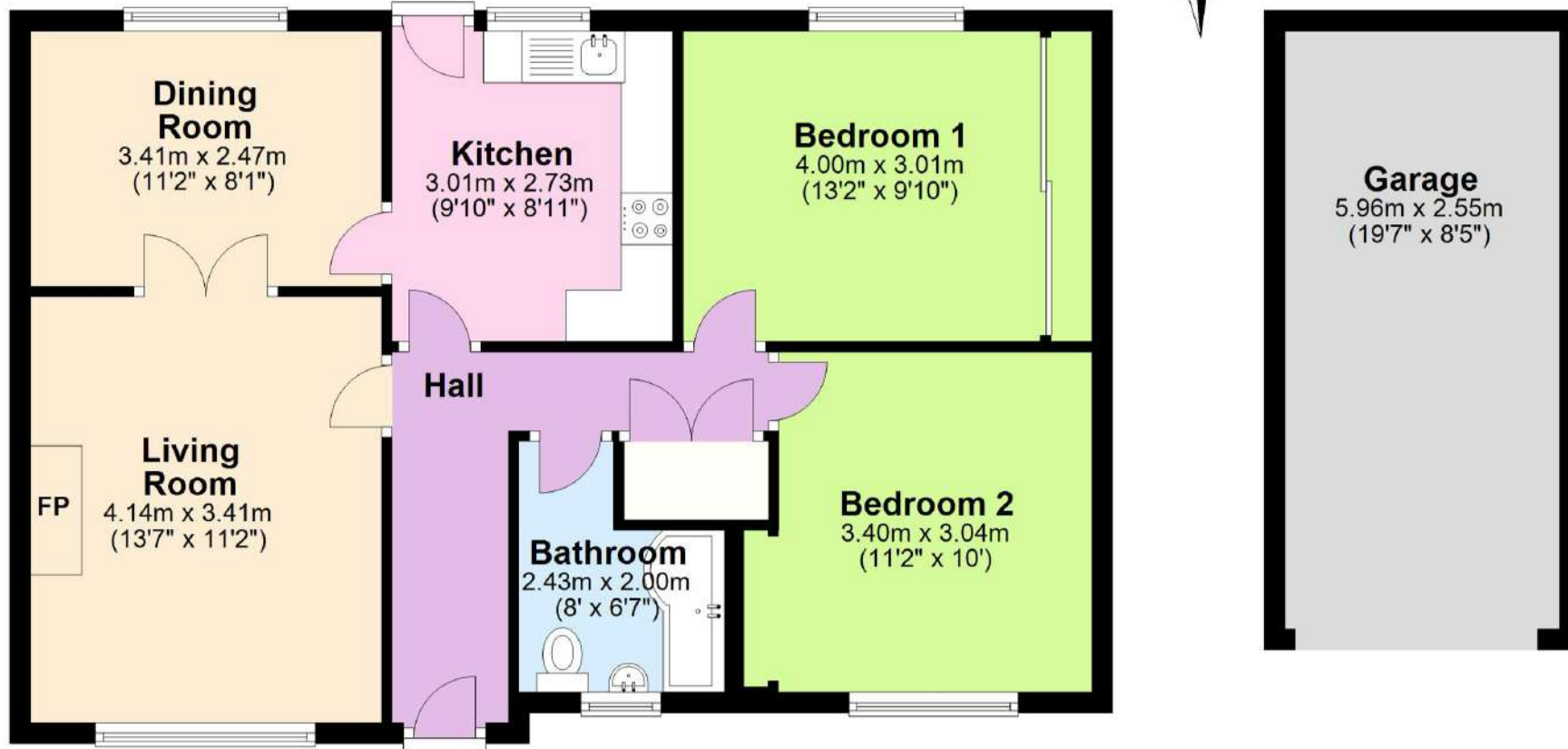
The L-shaped entrance hall welcomes you to the property and leads directly through to the generously sized living room with fitted gas fire. Double doors lead to the through the dining room. The kitchen is fitted with a range of white units and contrasting worktops, space and plumbing for gas cooker and washing machine and provides access to the enclosed rear garden.

There are two double bedrooms. Bedroom one is particularly spacious with views over the town to the Purbeck Hills and a fitted wardrobe. The family bathroom is fitted with a white suite including 'P' shaped bath with shower over completes the accommodation.

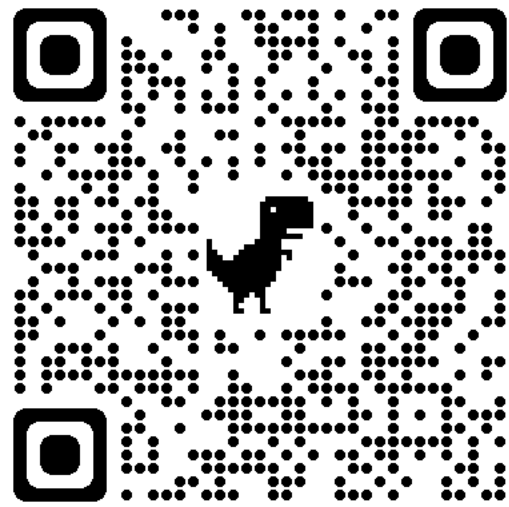
A concrete paved driveway provides off-road parking for 2 vehicles and leads to the detached garage. The good sized South facing rear garden is mostly laid to lawn with stone paved terrace and views of the Purbeck Hills.

Viewing is by appointment only through the Sole Agents, **Corbens, 01929**

Ground Floor



Total Habitable Floor Area Approx. 70m² (753 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	87



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.

