



190 KINGS ROAD WEST, SWANAGE
£425,000

This semi-detached house is conveniently located in a popular residential area about two thirds of a mile from the town centre and some 200 metres from the local convenience store.

The versatile three bed roomed accommodation is eminently suitable as a family home with good sized rooms throughout. It has the benefit of original fireplaces in the reception rooms and an enclosed North facing rear garden with views of the Purbeck Hills from the first floor.

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 cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is 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 1HT**.

Property Ref KIN1829

Council Tax Band D



The entrance hall welcomes you to this family home and leads to the good sized living room with ornamental fireplace and bay window. Beyond, the dining room has a corner fireplace and access to the garden. Leading off, the kitchen is at the rear of the property and is fitted with a range of modern units, contrasting worktops and has space and plumbing for a washing machine. A cloakroom completes the ground floor accommodation.

On the first floor there are three bedrooms, two spacious doubles and a single. The master is at the front of the property and has a bay window. Bedroom two is at the rear of the property overlooking the garden and enjoying views of the Purbeck Hills and has the benefit of an en-suite shower. Bedroom three is also at the rear enjoying similar hill views. The family bathroom is fitted with a white suite.

The front of the property is partially gravelled with a resin driveway leading to the car port providing off street parking. The good sized North facing rear garden has a paved patio, lawned section shrub borders and timber garden shed and workshop with light and power.

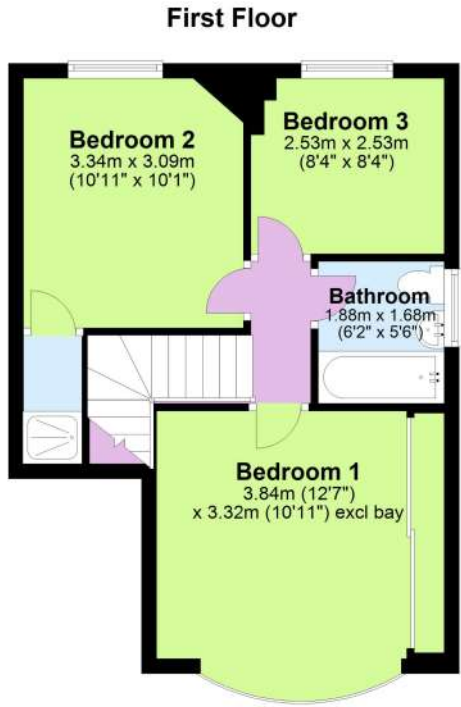


Total Floor Area Approx.
85m² (915sq ft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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