



**6 GORDON ROAD, SWANAGE**  
**£369,950**



This Edwardian house is one of a small terrace situated in an elevated position approximately half a mile from the town centre and about 500 metres from local convenience store and the Townsend Nature Reserve. The property was built around the turn of the 20<sup>th</sup> Century of brick under a slate roof.

6 Gordon Road offers well planned, spacious family accommodation arranged over three floors and enjoys pleasant views over the town to the Purbeck Hills and Swanage Bay from the upper floors.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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 the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The post code for the property is **BH19 2QH**.

Property Ref GOR1836

Council Tax Band C

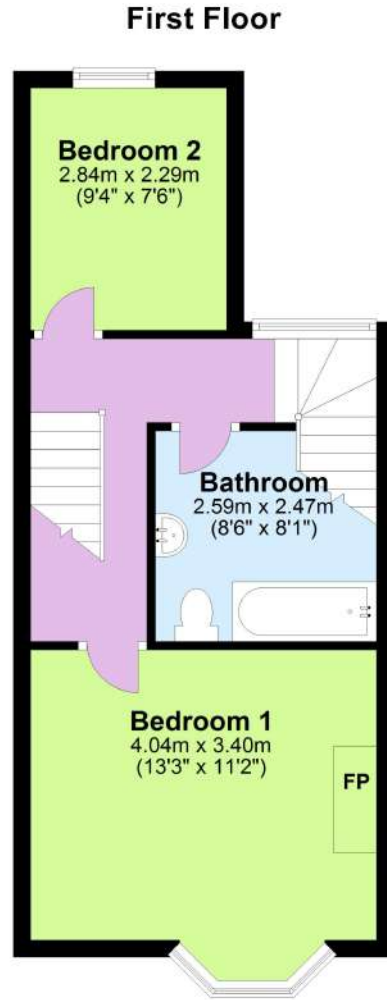
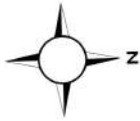
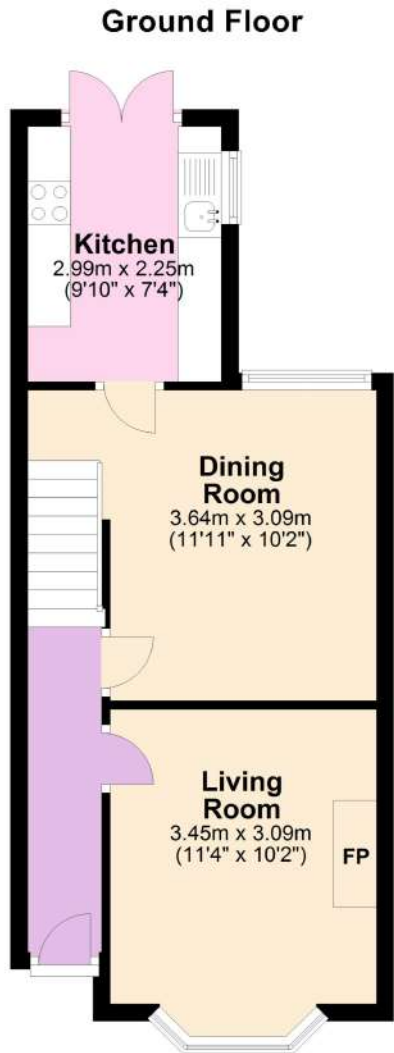


The entrance hall welcomes you to the property and leads through to the spacious living room with a feature cast iron fireplace and bay window. Beyond, the dining room provides a good sized second reception room and leads to the kitchen which is fitted with a range of light units, contrasting worktops and integrated gas hob and electric oven. Double doors open to the enclosed rear garden.

On the first floor there are two double bedrooms. The master is particularly spacious spanning the entire width of the property and has some views across the town to the Purbeck Hills and Swanage Bay in the distance. Bedroom two is a smaller double with views of the Purbeck Hills. The family bathroom is fitted with a white suite and completes the accommodation on this level. There is a further spacious double bedroom on the second floor with dual aspect Velux windows giving views across the town to the Purbeck Hills and Swanage Bay in the distance.

Outside, there is a small garden to the front. At the rear the enclosed garden has two paved sections, a lawned area with shrub borders, a timber garden shed and views of the Purbeck Hills. There is also pedestrian access to Priests Road.





Scan to View Video Tour

Total Habitable Floor Area Approx. 86m<sup>2</sup> (926 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Gordon Road, Swanage, Dorset, BH19 2QH

