



6 QUEENS ROAD, SWANAGE
£415,000

This well presented detached house is located in a popular residential area at South Swanage, approximately one third of a mile from the town centre, some 300 metres from the Townsend Nature Reserve and slightly further from Durlston Country Park. The property is thought to have been built during the early part of the 20th Century and is of brick construction under a tiled roof.

No 6 Queens Road offers good sized family accommodation close to local schools and other amenities. It has the benefit of an easily maintained garden and the large loft area is fully boarded currently used as a workshop. It is eminently suitable as a family home or investment for holiday/long lets.

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.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 2EQ**.



The entrance hall is central to the accommodation and welcome you to this family home. There are two generous reception rooms: the living room is at the front of the property and has a brick fireplace. Beyond is the dining room, which has been added in recent years by the current owners. The bi-folding doors span the full width of the room leading to the garden harmoniously blending the indoor/outdoor living space. With twin skylights this room is generously flooded with natural light. Leading off the kitchen is dual aspect and is fitted with bespoke range of units in cream with wooden worktop, freestanding gas cooker, space for washing machine and fridge/freezer.

On the first floor, there are two good sized double bedrooms. Bedroom 1 is dual aspect and spans the full depth with views over the garden at the rear. Bedroom 2 is at the front enjoying views over the town to the bay. The family bathroom is fitted with a white suite including panelled bath with hand shower attachment over, wash basin with vanity cupboard under.

Outside, the private west facing rear garden is enclosed by a mix of Purbeck stone walling and timber fencing. It is easily maintained with a timber decked patio, shingeld area and gated access to the front of the property.

Property Ref: QUE1839

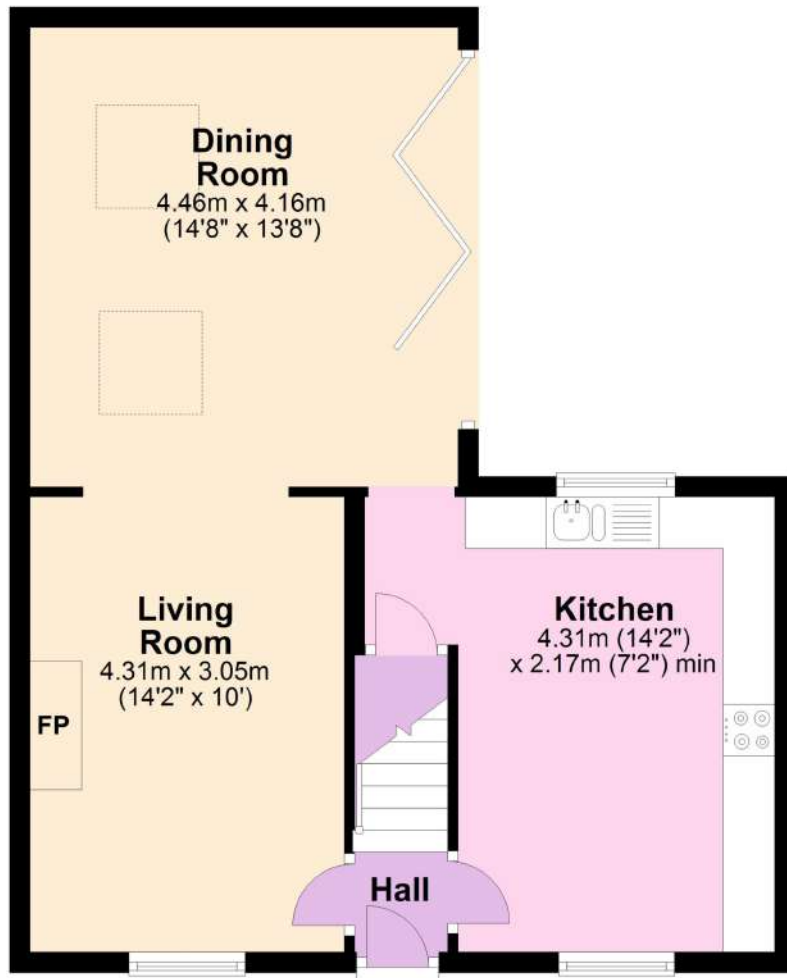
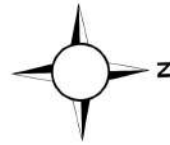
Council Tax Band C



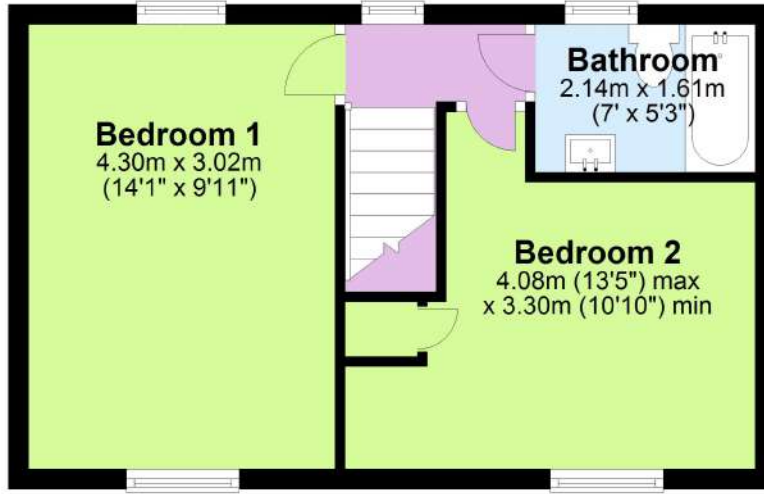


THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References 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.

Ground Floor



First Floor



Total Floor Area
Approx. TBCm² (TBC sq ft)



6 Queens Road, Swanage, Dorset, BH19 2EQ

