



**7 HENDRIE CLOSE, SWANAGE**  
**£375,000**

This detached bungalow is quietly situated in a cul-de-sac to the West of the town, about a mile from the town centre and seafront yet within easy reach of the local convenience store and open country. It is thought to have been built during the 1950s and is of traditional cavity brick construction under a pitched roof covered with concrete interlocking tiles.

Whilst in need of updating throughout, 7 Hendrie Close offers well planned accommodation with the advantage of cavity wall and loft insulation, a good sized garden and has scope to create off-road parking at the front, subject to consent.

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 HEN1897

Council Tax Band D



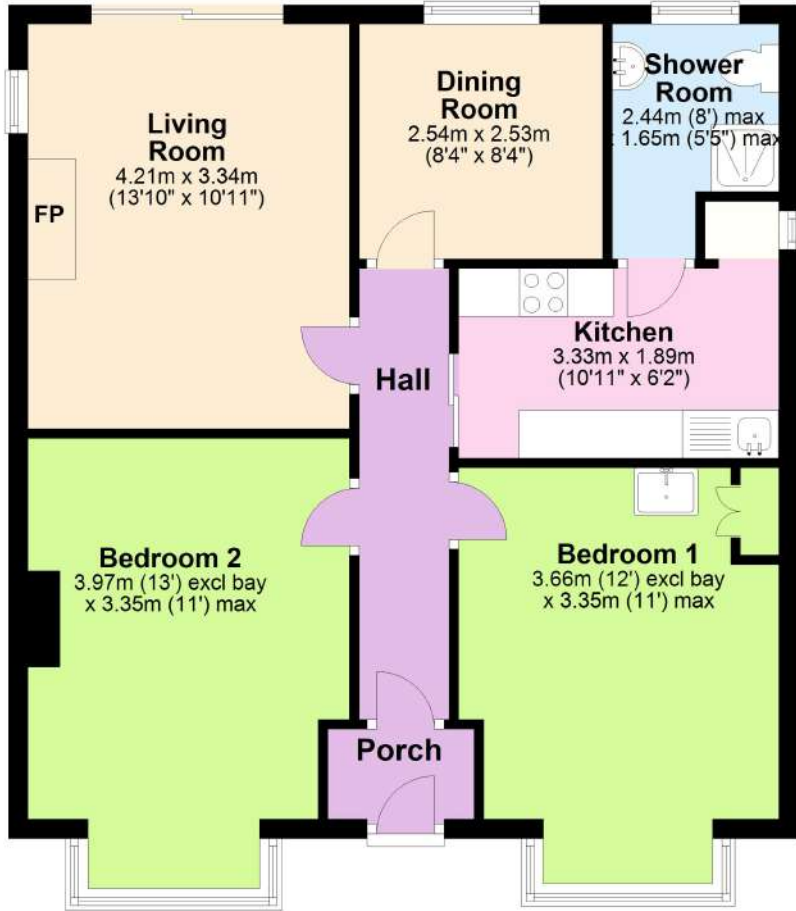
The entrance porch and hall is central to the accommodation and leads to the generously sized dual aspect living room with double glazed sliding doors leading to the garden at the rear seamlessly blending the inside/outside living space. The kitchen is fitted with a range of cream units, light worktops and an integrated electric oven and gas hob and has a door to the garden.

There are two spacious double bedrooms at the front of the property, each with large bay windows. Bedroom one has a fitted wardrobe and a vanity style wash basin. A shower room completes the accommodation.

Outside, the easily maintained front garden is mostly paved with shrubs and offers scope to create off-road parking, subject to consent. At the rear, the garden is lawned with shrub borders, paved patio area and timber garden shed.

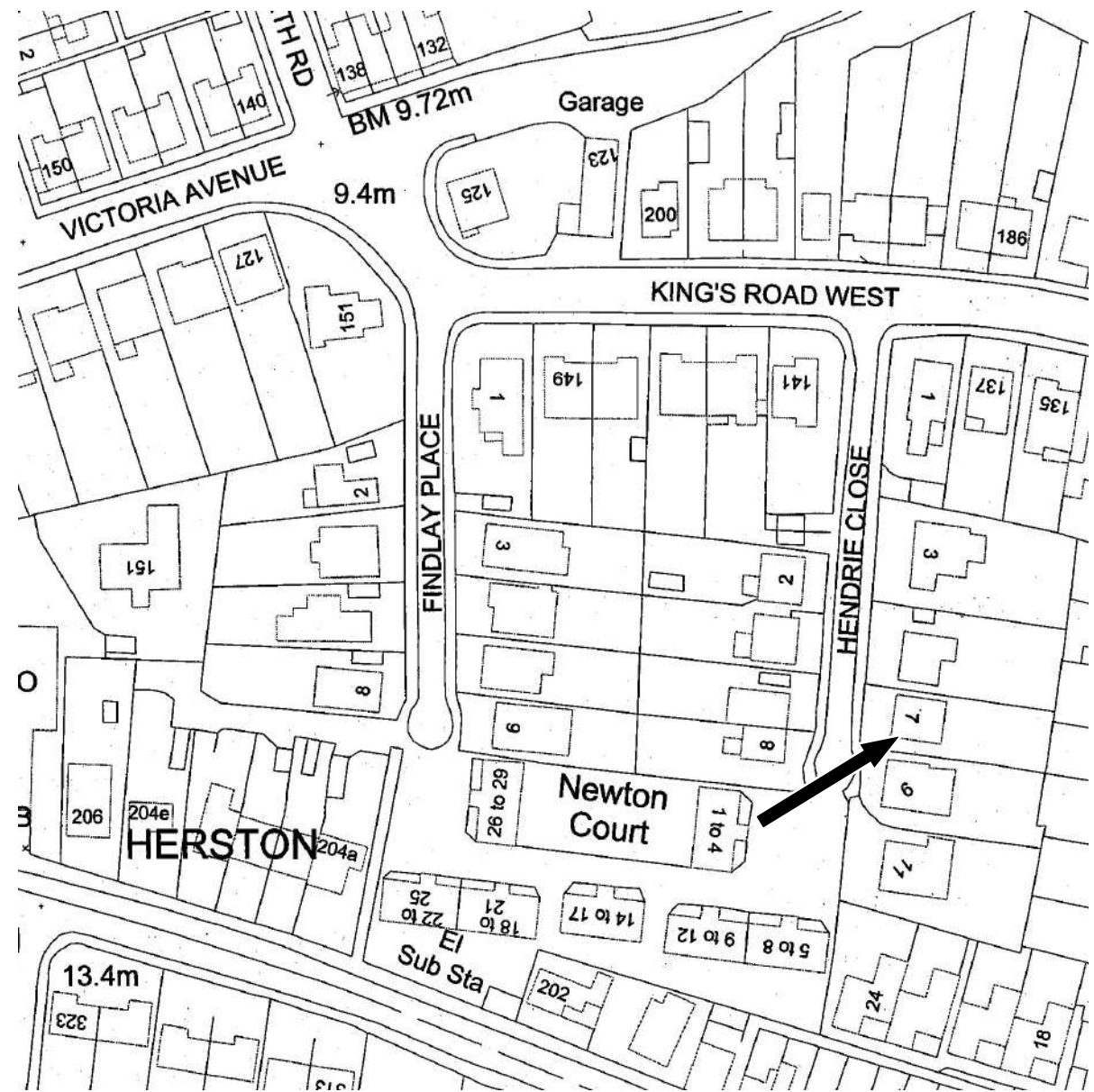
All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens**, 01929 422284. The postcode for this property is **BH19 1JN**.

# Ground Floor



Total Floor Area Approx. 67m<sup>2</sup> (721 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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.

