



14 COURT ROAD, SWANAGE  
£365,000

This inter-terraced late Victorian cottage is conveniently situated about half a mile from the town centre and beach and is within easy reach of local amenities and King George's Playing Fields. It is thought to have been built during the latter part of the 19<sup>th</sup> Century of brick and Purbeck stone to the lower elevation, the remainder being cement rendered with a pebbledash finish, under a pitched roof covered with tiles.

14 Court Road offers well presented, family accommodation with views of the Purbeck Hills from the upper floors and has the considerable advantage of an easily maintained enclosed rear garden.

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).

Property Ref COU1904

Council Tax Band C



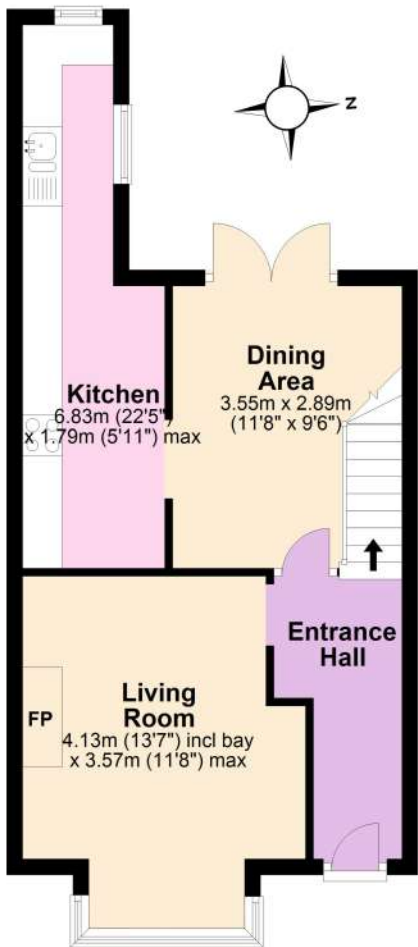
The entrance hall welcomes you to this family home and leads through to the good sized living room with wide bay window and attractive cast iron fireplace. Beyond, the dining room has double glazed casement doors opening to the enclosed rear garden, extending the family space. A throughway leads to the kitchen which is fitted with an extensive range of modern light units, contrasting worktops, integrated electric oven and hob with filtration hood over and space for washing machine and tumble-dryer.

On the first floor there are two spacious double bedrooms. Bedroom one is at the front of the property and has a large bay window, whilst bedroom two is at the rear and has views of the Purbeck Hills in the distance. The bathroom and a separate WC completes the accommodation on this level. An en-suite bedroom comprises the entire second floor.

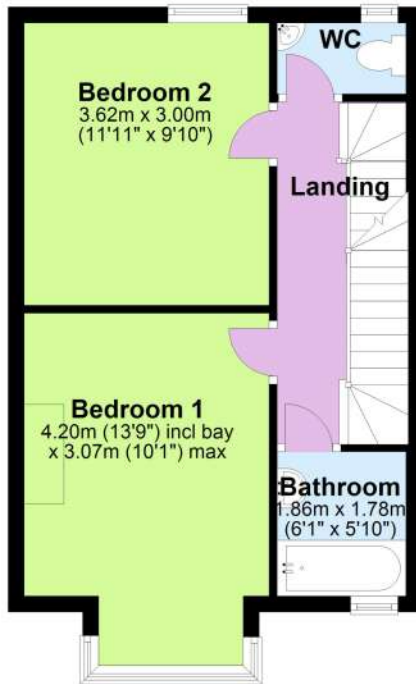
Outside, there is a small gravelled front garden. At the rear the good sized enclosed garden is mostly laid to lawn with paved patio section, shrubs and a timber garden shed. There is also pedestrian access to a rear service lane.

**VIEWINGS** By appointment only through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 1JE**.

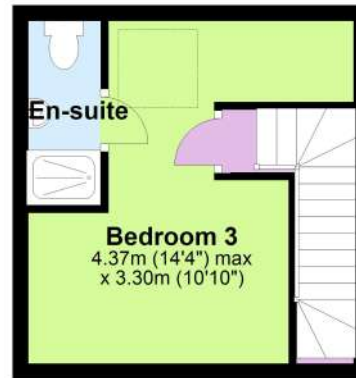
### Ground Floor



### First Floor



### Second Floor



Total Floor Area  
Approx. 96m<sup>2</sup> (1,033 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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