



Victoria Avenue

Swanage

BH19 1AS

2/3 BEDROOM FREEHOLD BUNGALOW WITH INTEGRAL GARAGE & COURTYARD GARDEN WITHIN AN EASY WALK OF THE TOWN CENTRE

Guide Price £435,000

**ALBURY
& HALL**



Built of Purbeck stone, this 2/3 bedroom chalet bungalow with internal square footage of approximately 1332 sq.ft. is a freehold property located within the curtilage of Greystone Garage.

A storm porch covers the Front Door, which opens into an Entrance Hallway from where all ground floor rooms are accessed. An open plan Lounge/Diner extends the depth of the property, a triple aspect room with patio doors opening onto the rear courtyard garden. There is a lovely open fireplace and ample space for comfortable seating, dining table and chairs. The Kitchen is of good size, designed with a range of base and eye level storage cupboards and good workspace inset with sink and gas hob with extractor hood over, there is an integral eye level oven, dishwasher, washing machine and fridge/freezer.

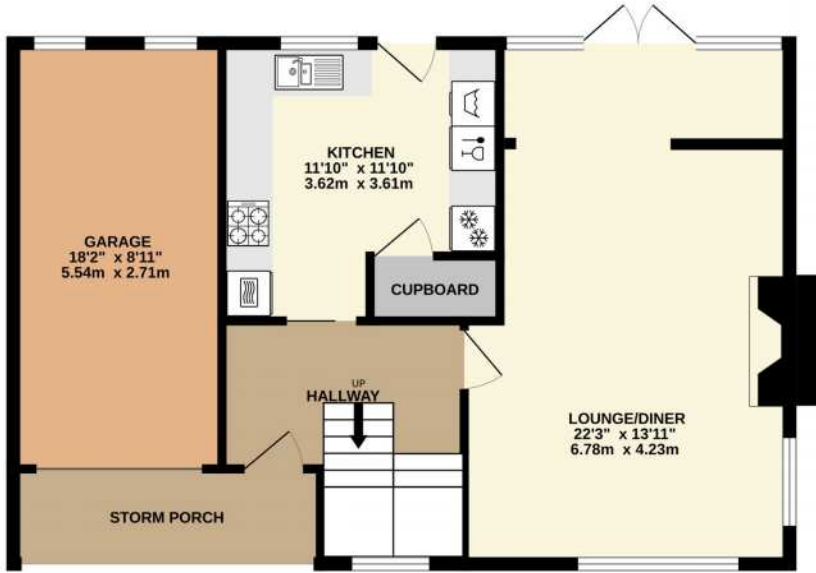
Stairs from the hallway lead up to the first floor landing, 3 bedrooms, bathroom and separate w.c. The Master Bedroom and second Bedroom are doubles with built in wardrobes or eaves storage, both are light south facing rooms. Bedroom 3/Study to the rear of the property is a nursery sized/single room with built in wardrobes, ideal for a home office with storage. The Family Bathroom comprises of Bath and wash basin with storage cupboard with adjoining, separate w.c.

The integral 18'2" x 8'11" garage is accessed from the front and has two windows to the rear.

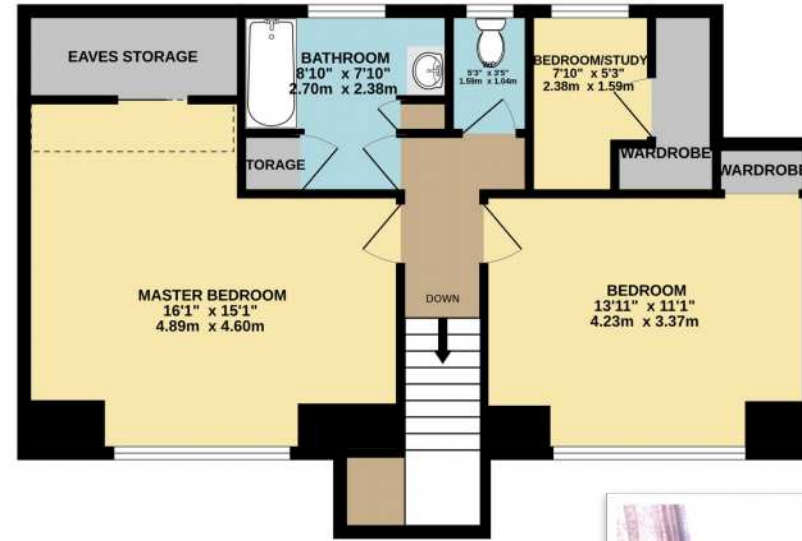
Outside – There is little outside space with the Bungalow, a pathway along the side and a concreted courtyard running along the rear of the property (approx. 8ft. wide).

This offers a great development opportunity to combine with the purchase of Greystone Garage site (also offered for sale with Albury & Hall), a prime site for conversion and new build with allocated parking.

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | | 52 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment through sole agents:

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