



Richmond Road

Swanage

BH19 2PZ

**WELL-PRESENTED 3/4 BEDROOM MID-TERRACE FAMILY HOME
WITH STUNNING SEA & COUNTRYSIDE VIEWS FROM TOP
FLOOR**

Guide Price £425,000

**ALBURY
& HALL**



Situated a short walk from both the town centre & beach this mid-terrace family home is presented in great condition offering good size accommodation throughout.

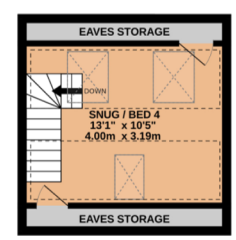
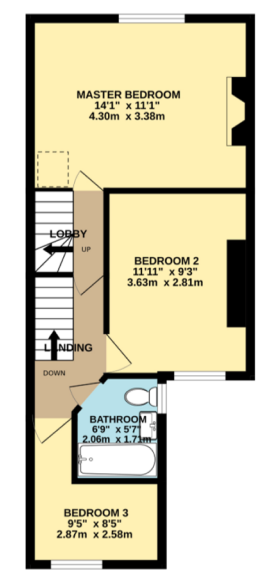
Entered from the front via a storm porch into the entrance hall with its decorative floor tiles. The living room over looks the front aspect and benefits a wonderful feature fireplace and exposed wood floor. The dining room is open plan with the kitchen, has beautiful parquet flooring and double doors leading to the rear. The kitchen has a matching range of cupboards at base and eye level with wood worksurfaces and double Belfast sink. Appliances include a gas cooker with extractor above, upright fridge/freezer and dishwasher. Hidden in the cupboard are the boiler, washing machine and tumble dryer. Double doors lead out into the rear garden.

Upstairs, the master bedroom is a generous double room with feature fireplace overlooking the front aspect. Bedroom 2 is another double room overlooking the rear, with bedroom 3 a single room. The bathroom has a matching 3 piece suite comprising a bath with shower over, wash hand basin with vanity unit below and wc.

Stairs lead from the landing into the loft room which offers stunning views across Swanage Bay and Ballard Down which could be used as a snug, 4th bedroom or home office.

The rear garden is mainly laid over two levels with composite decking with some decorative shingle to the side. A wooden shed offers handy outside storage. A gate leads to the rear access lane.





TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.



Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

**ALBURY
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.