

PROPERTY PARTICULARS

Moovahome are delighted to be offering for sale this extremely well presented three-bedroom, semi-detached house located in the sought-after location of Broome Manor Road, Swindon. The property consists of a double reception room, kitchen, three large bedrooms and a four piece family bathroom. Additional benefits include a garage, driveway for two cars, a mature landscaped South-West facing enclosed rear garden. A viewing is highly recommended to appreciate.

Situation

Broome Manor is a popular residential road location situated just minutes from the heart of Swindon's Old Town. The property has excellent access to the A419 and Junction 15 of the M4 can be reached in just 5 minutes. Swindon's Rail Station is located just a 10 minute drive from the property and a regular service to London Paddington leaves from Swindon every half an hour.

Local amenities include a number of nearby pubs, bars, convenience stores, parks, churches and supermarkets including a Co-Op in Old Town. In addition to these amenities the property is just minutes Swindon's Great Western Hospital. Swindon's Town Centre also offers a range of bars, restaurants and shops. The property is located within the catchment area for a range of schools from Nursery through to Secondary level.

Entrance Porch

A beautifully glazed wooden front door complete with a windows to sides providing access to the home.

Hallway

Original tiled flooring laid throughout and a wall mounted radiator. Carpeted stairs to the first floor complete with an under-stair's cupboard. Four internal, wooden doors give access to the dining room/Lounge, Pantry, kitchen and downstairs W.C.

Pantry

Original pantry with window to side of home, complete with original concrete slab for meat preparation.

W.C – 0.85m x 1.87m

Window to front of home, W.C and small hand basin.

Kitchen – 2.84m x 4.93m

Country styled tiled flooring laid throughout and a wall mounted radiator. A UPVC double glazed door to rear garden and UPVC window. A range of modern wooden wall and base units fitted throughout. Wooden worktops complete with a blue mottled finish and splashback tiles fitted over the top. A modern sink unit complete with a mixer tap and drainer. Built in NEFF extractor fan, cooker and electric hob. Space for an free-standing fridge/freezer, under worktop washing machine and dish washer.

Lounge/Dining Room – 9.29m x 3.35m

Large open plan dining room and lounge, with solid wood flooring and two modern wall mounted radiators. A front aspect, UPVC double glazed bay window and UPVC French rear doors to garden. One gas fire, with additional open fire place (potential to be converted to a log burning fireplace)

First Floor

Landing

Carpet laid throughout and a large side aspect UPVC double glazed window creating exceptional light. Internal, wooden doors give access to all Bedrooms and the Bathroom. A wooden hatch provides access to a loft storage space.

PROPERTY PARTICULARS

Bedroom 1 – 4.30m x 3.36m

A double bedroom with carpet flooring laid throughout. A wall mounted radiator and a UPVC double glazed bay window to the front of the home. Two built in wooden wardrobes and addition under bay window storage.

Bedroom 2 – 3.25m x 3.36m

A large double bedroom with carpet flooring laid throughout. A wall mounted radiator and a UPVC double glazed bay window to the rear of the house. Built in wardrobe.

Bedroom 3 – 2.85m x 3.24m

A double bedroom with carpet laid throughout. A wall mounted radiator and a UPVC double glazed window to the rear of the house.

Bathroom – 2.67m x 2.04m

A four piece white suite comprising of a low-level W.C, pedestal wash hand basin, Family bath with over body shower attachment and single shower cubicle complete with a wall mounted, mains fed shower. Wood effect flooring laid throughout and a UPVC double glazed, front aspect window. Splashback tiles fitted throughout, and a wall mounted, heated towel rail completes.

Garden

An excellent sized South-West facing rear garden comprising of a well-maintained lawn and a good-sized patio/decking area . The garden is boarded by enclosed board fencing to two sides, and mature trees to the rear and shrubbery to sides. There is a small vegetable patch, a shed and large entertaining/relaxing area.

Garage & Parking

A good-sized garage accessed by an up and over door is complete with an electric supply and storage space. A driveway to the front of the home has space for two cars and additional street parking is available to the front of the house.

Energy Performance Certificate Rating – To Be Confirmed.

The Council Tax Band for the property is D

Viewings strictly by appointment.

These particulars have been prepared by Moovahome Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome Ltd advise any potential purchaser to check the property fully prior to submitting an offer of purchase.

Furthermore, the fixtures and fittings including the heating system and appliances have not been checked by Moovahome Ltd, by describing these items we do not infer that they are in working condition. In addition to this, we are not guaranteeing their inclusion in any sale. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

An Energy Performance Certificate (EPC) for this property is available on request.