

PROPERTY PARTICULARS

CHURCHWARD AVENUE, CHENEY MANOR, SWINDON, SN2 1NH
Churchward Avenue, Cheney Manor, Swindon, Wiltshire, SN2 1NH

£275,000



A STUNNING, three-bed, semi-detached house in CHENEY MANOR. Features a DRIVEWAY for two cars, a garage, 109 FOOT SOUTH FACING garden and a modern finish. 10 Minutes from Town Centre & Rail Station

Bedrooms 3
Living Rooms 2

+ 109 Foot South Facing, Enclosed Rear Garden
+ Modern Finish Throughout

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Moovahome are pleased to offer this stunning, three-bedroom, semi-detached house located in the sought-after location of Cheney Manor, Swindon. The property consists of two open plan reception rooms, a modern kitchen, three bedrooms, an en-suite to the master bedroom and a family bathroom. Additional benefits include a garage, driveway for two cars, a large South Facing, enclosed rear garden and a modern finish throughout. A viewing is highly recommended with flexible.

Situation

Cheney Manor is a popular residential location situated just five minutes from Swindon's Town Centre and has excellent access to Great Western Way which acts as a through road across Swindon and allows for Junction 16 of the M4 to be reached in just 10 minutes. Swindon's Rail Station is located just a five-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, convenience stores, parks, churches and two supermarkets including Farm Foods and Co-Op. In addition to these amenities the property is just minutes from the popular Oasis leisure facility. 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 including Ferndale Primary and Nursery School.

Entrance Hallway

A part glazed, composite wood front door provides access to the property. Tile effect vinyl flooring laid throughout and a wall mounted radiator. A fully serviced alarm wall mounted alarm system and a Google NEST Smart Thermostat system. Carpeted stairs to the first-floor landing with a storage cupboard housing the consumer unit below. Doors to the Kitchen and Lounge/Diner complete.

Lounge - 4.10m x 3.25m

Carpet laid throughout and a wall mounted radiator and a modern gas fireplace and focal point. A UPVC double glazed, bay window to the front of the house. A TV and sky connection are available and the room is complete with a surround sound system.

Dining Room - 3.33m x 3.25m

Carpet laid throughout and wall mounted radiator. A range of Philips Hue Smart Lighting. Space for a good-sized table and chairs and open-plan access to the kitchen completes.

Kitchen - 1.97m x 5.24m

Tile effect vinyl flooring laid throughout and x2 wall mounted radiators. A UPVC double glazed window to the rear of the home and a set of UPVC French Doors provide access to the garden. A range of cream and purple gloss units fitted throughout, and speckled finished worktops complete with splashback tiles over the top. A white sink unit with a stainless-steel mixer tap and drainer. An integral cooker complete with a fitted extractor hood over the top. Space for an American-style fridge/freezer, under worktop washer/dryer and a dish washer. A cupboard housing a Worcester manufactured combi boiler. The kitchen is complete with a range of recessed LED ceiling spotlights.

First Floor

Landing

Carpet laid throughout, a side aspect UPVC double glazed window and a ceiling mounted smoke alarm. A wooden hatch provides access to a part-boarded loft space. Doors to all Bedrooms and the Bathroom complete.

Bedroom 1 - 4.36m x 3.30m

A large double bedroom with carpet laid throughout. A wall mounted radiator and a UPVC double glazed window to

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the rear of the home. A wooden hatch provides access to a part-boarded loft space. The rooms is complete with TV and Sky connectivity and has space for a triple wardrobe and additional furniture. A door giving access to the en-suite completes.

En-Suite -1.86m x 1.68m

Tiled flooring laid throughout and a UPVC double glazed window to the rear of the home. A modern, white suite comprising of a low-level W.C, wash hand basin and corner shower cubicle complete with splashback tiles throughout. A wall mounted, heated towel rack, shaver point and ceiling extractor fan. Three recessed LED spotlights.

Bedroom 2 - 4.02m x 3.30m

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

Bedroom 3 - 2.33m x 1.83

A single bedroom with carpet laid throughout. A wall mounted radiator and a UPVC double glazed window to the front of the house. A range of Philips Hue Smart Lighting A wall mounted TV connection point completes.

Bathroom

A cream suite comprising of a low-level W.C, wash hand basin and a panelled bath complete with an electric, wall mounted shower and fitted screen. Hardwood laminate flooring laid throughout and a UPVC double glazed, side aspect window complete with a trickle vent. Splashback tiles fitted throughout. The bathroom is complete with a wall mounted, heated towel rack.

Garden - 33.2m x 6.8m

A 109 foot, South-facing rear garden comprising of a lawn, recently fitted raised decking areas. The garden is boarded by enclosed board fencing and a brick wall. A side access gate opens to the driveway and a door provides access to the garage from the garden.

Garage & Parking

A shared driveway to the side of the home provides access to a garage complete with an electric up and over door and an electric supply. A private driveway at the front complete with shingle for up to two cars. Additional street parking is available at the front of the house.

Energy Performance Certificate Rating of D.

The Council Tax Band for the property is C

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.

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