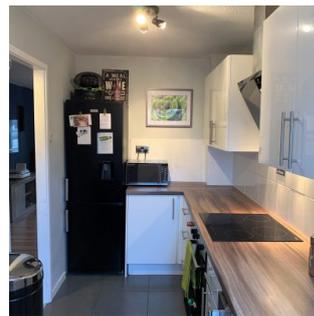
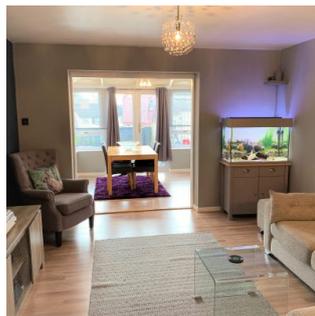
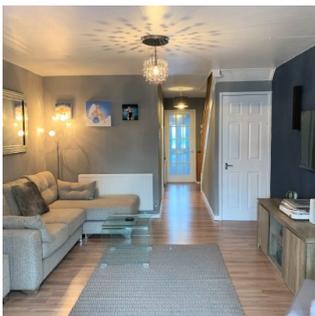


PROPERTY PARTICULARS

FENLAND CLOSE, MIDDLELEAZE, SWINDON, WILTSHIRE, SN5 5GG
Fenland Close, Middleleaze, Swindon, Wiltshire, SN5 5GG

£189,950



A MODERN, two-bed mid-terrace house in Middleleaze. TWO DOUBLE bedrooms, a SOUTH FACING garden, DRIVEWAY and a conservatory. Minutes from Link Centre and Shaw Ridge. 15 minutes from the Town Centre

Bedrooms 2
Living Rooms 1

+ **South Facing, Enclosed Rear Garden**
+ **Driveway for two cars**

SALES@MOOVAHOME.CO.UK

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PROPERTY PARTICULARS

Moovahome are delighted to offer for sale this well-presented two-bedroom, mid-terrace house situated in a quiet cul-de-sac in Middleleaze, Swindon. The property consists of a kitchen, lounge, conservatory, two double bedrooms and a family bathroom. The home features include an enclosed south facing garden, a driveway with space for two cars and a modern finish throughout. The property is situated near to all the amenities that West Swindon has to offer and is just 10-15 minutes from Swindon's Town Centre and Rail Station.

Situation

Middleleaze is a popular residential area of Swindon with excellent access to Junction 16 of the M4 linking Swindon to London, Bristol and beyond. Swindon's Rail Station is approximately a ten/fifteen-minute drive and London Paddington can be reached in just 55 minutes via train.

Local amenities include a range of pubs, local shops and West Swindon's Shaw Ridge Leisure Park and Link Centre. Located nearby in West Swindon are excellent schools from Nursery through to a Secondary School. There are also regular bus services to and from the Town Centre and Orbital Centre.

Ground Floor: -

Entrance Porch

A part glazed, UPVC front door provides access to the house. Wood effect vinyl flooring laid throughout and a side aspect UPVC double glazed window. A cupboard housing the storage space and a part glazed, internal door to the rest of the house completes.

Hallway

Wood effect vinyl flooring laid throughout and a wall mounted radiator. A wall mounted consumer unit, thermostat and carpeted stairs to the first floor. A small cupboard housing the electric and gas meters completes.

Kitchen - 3.56m x 1.82

Ceramic tiled flooring laid throughout and a UPVC double glazed, front aspect window. A range of fitted white gloss wall and base units throughout and worktops complete with a dark, wooden finish and splashback tiles over the top. A modern, black sink unit with a drainer and a stainless-steel mixer tap. An integrated cooker with an electric hob over the top. A modern, extractor hood fitted over the hob. Space for a free-standing fridge/freezer and an under-worktop washing machine.

Lounge - 3.96m x 3.64m

Wood effect vinyl flooring laid throughout and a wall mounted radiator. A large under-stairs storage cupboard and a wall mounted TV connection point. An opening to the conservatory completes.

Conservatory - 3.26m x 3.30m

Wood effect vinyl flooring laid throughout. The conservatory consists of rear aspect UPVC double glazed windows and privacy panels. A set of UPVC double glazed French Doors open to the garden.

First Floor: -

Landing

Wooden flooring laid throughout and a wall mounted smoke alarm. A hatch gives access to the boarded loft space which houses the properties Combi boiler. Three internal, part glazed wooden doors provide entry to the two bedrooms and family bathroom.

Bedroom One - 2.88m x 3.48m

A double bedroom with wood flooring laid throughout. A UPVC double glazed, rear aspect window and a wall

PROPERTY PARTICULARS

mounted radiator. A built-in wardrobe housing fitted shelving and a clothes rail. A wall mounted TV connection point is available

Bedroom Two - 2.81m x 3.48m

A double bedroom with wood flooring laid throughout. A wall mounted radiator and two UPVC double glazed, windows to the front of the property. A built-in double wardrobe housing fitted shelving and clothes rails. An over-stairs storage cupboard completes.

Bathroom - 1.90m x 1.52m

Ceramic tiled flooring laid throughout. A modern, white bathroom suite comprising of a pedestal wash hand basin, low-level W.C and a double shower cubicle complete with a glass screen and wall mounted, mains fed shower. A range of splashback tiles throughout and a wall mounted, heated towel rack.

Garden: -

A good-sized South facing garden bordered by enclosed board fencing throughout. The garden is complete with two shingled areas at either end of the garden.

Driveway/Parking - A paved driveway to the front of the house with space for two cars. Additional street parking is available within the cul-de-sac and the development.

The Council Tax Band is B

The Energy Performance Certificate has been ordered and will be available upon request.

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.