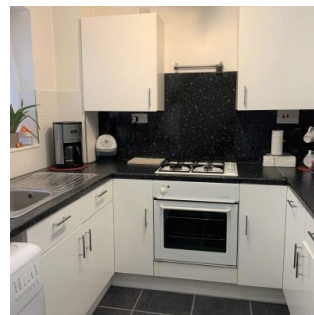
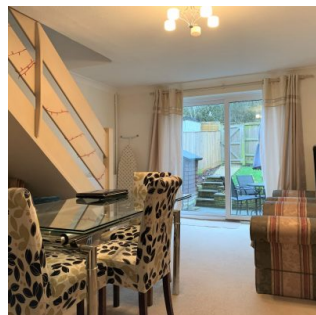
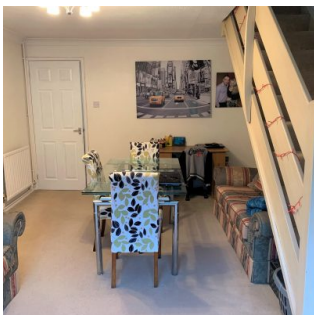


PROPERTY PARTICULARS

GRIFFITHS CLOSE, STRATTON, SWINDON, SN3 4NW
Griffiths Close, Stratton, Swindon, Wiltshire, SN3 4NW

£179,995



A CHAIN FREE, two-bed terraced house in Stratton. Features a SOUTH-FACING, enclosed rear garden, ALLOCATED PARKING space, MODERN FINISH. Ideal for first time buyers. Minutes from A419 and J15 of M4

Bedrooms 2
Living Rooms 1

+ No Onward Chain
+ Ideal for first time buyers or Investors

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PROPERTY PARTICULARS

Moovahome offer for sale this modern, two-bedroom terraced house situated in a quiet residential cul-de-sac in Stratton, East Swindon. The home comprises of a lounge, kitchen, two spacious bedrooms and a family bathroom. Additional features of the home include South-Facing, enclosed rear garden, allocated parking space, modern finish and the home is sold with no onward chain. The property is ideal for first time buyers. A viewing is highly recommended via Moovahome.

Situation

Stratton is a popular residential location situated just 10 minutes from Swindon's Town Centre and has excellent access to the A419 and onwards to Junction 15 of the M4 and the A420. Swindon's Rail Station is located just a 10-15-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 convenience stores, parks and supermarkets including a Morrison's and Sainsbury's. The property is located within the catchment area for a range of schools ranging from Nursery to Secondary Schools.

Entrance Hall – 2.54m x 1.18m

A part glazed, UPVC front door provides access to the property. Laminate wood flooring fitted throughout and a wall mounted radiator. A ceiling smoke alarm, wall mounted fuse box and a door to the lounge. Open access to the kitchen completes.

Kitchen – 1.74m x 3.56m

Ceramic tiled flooring laid throughout. A front aspect, UPVC double glazed window. A range of modern, white wall and base units fitted throughout. Wooden worktops complete with a black mottled finish and splashback tiles over top. A stainless-steel sink unit complete with mixer tap and drainer. An integrated gas cooker with space for an extractor hood to be fitted over top. Space for a free-standing fridge/freezer and an under-worktop washing machine. A wall mounted; Worcester combi boiler completes.

Lounge – 5.31m x 3.59m

Carpet fitted throughout and x2 wall mounted radiators. A sliding, UPVC double glazed, patio door opens to the rear of the property. A TV connection point is available and carpeted stairs to the first floor. The room is complete with a gas fireplace.

1st Floor

Landing

Carpet laid throughout and a wooden ceiling loft hatch opens to the loft storage space. Doors to the bedrooms and bathroom.

PROPERTY PARTICULARS

Bedroom 1 – 4.20m x 3.00m

A double bedroom with carpet fitted throughout. A rear aspect, UPVC double glazed window and a wall mounted radiator. A built-in wardrobe complete with sliding, mirrored doors housing fitted shelving and a clothes rail. A TV connection point completes.

Bedroom 2 – 3.24m x 1.78m

A good sized, single bedroom with carpet fitted throughout. A front aspect, UPVC double glazed window and a wall mounted radiator. A built-in wardrobe complete housing fitted shelving and a clothes rail. A TV connection point completes.

Bathroom – 2.49m x 1.54m

A modern, white bathroom suite comprising of a low-level W.C, vanity unit and a panelled bath complete with a shower screen over the top. A range of splashback tiles fitted throughout and recessed ceiling spotlights. Vinyl flooring laid throughout and a front aspect, UPVC double glazed window. A wall mounted radiator and a ceiling extractor fan completes

External

Garden

A good sized, South facing, enclosed rear garden comprising of lawn and patio areas. The garden is bordered by enclosed board fencing and a wooden gate opens to the rear alleyway.

Other Information

The property currently has a tenant in situ. Expected rental value is £750 per month.

The Council Tax Band is B

The Energy Performance Certificate rating is C.

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.