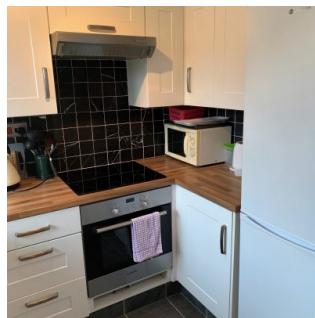


## PROPERTY PARTICULARS

LOMOND CLOSE, SPARCELLS, SWINDON, WILTSHIRE, SN5 5FE  
Lomond Close, Sparcells, Swindon, Wiltshire, SN5 5FE

£179,999



A two-bed, end of terrace house in Sparcells. A SOUTH-WEST facing garden and ALLOCATED PARKING. Available with NO ONWARD CHAIN and VACANT POSSESSION. Ideal for schools in North/West Swindon

Bedrooms 2  
Living Rooms 1

+ No Onward Chain and Vacant Possession  
+ South-West Facing Rear Garden

## PROPERTY PARTICULARS

Moovahome are delighted to offer for sale this well-presented two-bedroom, end of terrace house situated in a quiet cul-de-sac in Sparcells, West Swindon. The property consists of a lounge, modern kitchen, two bedrooms and a family bathroom. Features of the home include an excellent sized, South-West facing garden, an allocated parking space and vacant possession and no onward chain. The property is situated just five minutes from West Swindon's Shaw Ridge Leisure Park and 10 minutes from Junction 16 of the M4.

### Situation

Sparcells is a popular residential area of Swindon first built in the 1980's. Sparcells has excellent access to M4 via Junction 16 and Swindon's Town Centre, Train and Bus Stations are reachable in just a ten-minute drive. London Paddington can be reached in just 55 minutes via train and Bristol Temple Meads in the other direction can be reached in just 40 minutes.

Local amenities include a range of pubs, local shops and the Shaw Ridge Leisure Park complete with a Cineworld Cinema, Ten Pin Bowling, restaurants and the Link Centre. West Swindon has an excellent range of schools and in particular the Primary Schools make West Swindon an attractive location for any young family.

### Ground Floor: -

#### Entrance Hallway

A part glazed, painted front door provides access to the house. Carpet laid throughout complete with a fitted coir matting. A wall mounted electric heater and ceiling mounted smoke alarm. A good-sized storage cupboard with shelving is available and internal wooden doors give access to the downstairs toilet, kitchen and lounge.

#### Downstairs Toilet – 1.58m x 0.84m

Carpet laid throughout and a UPVC double glazed window to the front. A modern, low-level W.C and corner wash hand basin complete with splashback tiles over the top. A wall mounted fuse box completes.

#### Kitchen – 2.42m x 1.82

Tile effect vinyl flooring laid throughout and a UPVC double glazed, front aspect window. A range of modern, fitted wall and base units throughout and worktops complete with a wooden finish and splashback tiles over the top. A stainless-steel sink unit complete with a mixer tap and drainer. An integrated electric cooker with a fitted extractor hood over the top. Space for a free-standing fridge/freezer and space for an under-worktop washing machine (current appliances can be included in the sale).

#### Lounge – 4.60m x 3.70m

Carpet laid throughout and a wall mounted electric radiator. A UPVC sliding patio door gives access to the enclosed garden. Carpeted stairs to the first-floor landing and a TV connection point is available. A ceiling mounted smoke alarm completes.

### First Floor: -

#### Landing

Carpet laid throughout and a ceiling mounted smoke alarm. A hatch gives access to a boarded loft space and doors to the bedrooms and bathroom complete.

#### Bedroom One – 3.52m x 2.98m (excludes wardrobe)

A double bedroom with wooden flooring laid throughout. A UPVC, double glazed window to the rear of the house. An over-stair storage cupboard complete with fitted shelving and a built-in wardrobe with a clothes rail and shelving.

## PROPERTY PARTICULARS

Bedroom Two – 3.55m x 1.91m

A large, single bedroom with carpet laid throughout and a wall mounted electric heater. A front aspect, UPVC double glazed window

Bathroom – 2.60m x 1.70m

Wood effect vinyl laid throughout and a UPVC double window to the front of the home. A modern bathroom suite comprising of a low-level W.C, wash hand basin with built in vanity unit below and a bath complete with a wall mounted electric shower over the top and shower screen. Splashback tiles fitted throughout the bathroom and a wall mounted, heated towel rack. A shaver point, two glass shelves, wall mounted mirror and cabinet. An airing cupboard housing the water tank and storage space completes.

Garden: -

An excellent sized, South-West facing garden with enclosed board fencing throughout and gated access to the front of the house. Comprising of a lawn, patio, shingled area and elevated decking. Two wooden sheds at the rear complete.

Parking – An allocated parking space is available to the front of the property. Additional street parking is available within the cul-de-sac.

The Council Tax Band is B

The Energy Performance Certificate Rating is a D.

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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.