

## PROPERTY PARTICULARS

MARLBOROUGH ROAD, SWINDON, WILTSHIRE, SN3 1LU  
Marlborough Road, Swindon, Wiltshire, SN3 1LU

£350,000



**A CHAIN FREE three-bed house on Marlborough Road. GARAGE, DRIVEWAY, SOUTH-WEST Facing garden and a modern finish. Minutes from Old Town, 10/15 minutes from the Town Centre. Accessible from A419 and M4**

**Bedrooms** 3  
**Living Rooms** 2

**+ No Onward Chain and Vacant Possession**  
**+ Large South-West Facing, Enclosed Rear Garden**

SALES@MOOVAHOME.CO.UK

CALL: 01793 512345

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

### Situation

Marlborough Road is a popular residential 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 10/15-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 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 part glazed, UPVC double glazed front door complete with a window provides access to the property. Tiled flooring laid throughout and an internal, part glazed door provides access to the hallway.

### Hallway

Wood effect vinyl flooring laid throughout and a wall mounted radiator. Carpeted stairs to the first floor complete with an under-stair's cupboard. Two internal, wooden doors give access to the dining room and kitchen.

### Kitchen – 4.29m x 4.86m (reducing to 2.02m x 2.23m)

Tiled flooring laid throughout and a wall mounted radiator. A set of UPVC double glazed French Doors give access to the garden and x2 rear aspect UPVC windows. A range of modern, white soft close wall and base units fitted throughout. Wooden worktops complete with a black mottled finish and splashback tiles fitted over the top. A stainless-steel sink unit complete with a mixer tap and drainer. Space for a range cooker complete with a fitted extractor hood over the top. Space for an free-standing fridge/freezer, under worktop washing machine and dish washer. A wooden door provides access to the garage.

### Lounge – 3.49 x 3.71m

Carpet laid throughout and a wall mounted radiator. A front aspect, UPVC double glazed bay window completes.

### Dining Room – 5.54m x 3.30m

Carpet laid throughout and a side aspect, UPVC double glazed window. A wall mounted, vertical radiator and a gas fire. A set of wooden doors provide access to the lounge and a sliding UPVC door opens to the conservatory.

### Conservatory – 4.16m x 2.93m

Ceramic tiles laid throughout and a wall mounted, Thermo Glass electric heater. A range of rear aspect, double

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glazed UPVC windows throughout. A set of UPVC double glazed French Doors provide access to the garden.

### First Floor

#### Landing

Carpet laid throughout and a side aspect UPVC double glazed window. An over-stair airing cupboard houses a Worcester manufactured Combi boiler. Internal, wooden doors give access to all Bedrooms and the Bathroom.

#### Bedroom 1 – 3.49m x 2.87m (excludes wardrobe)

A double bedroom with laminate wood flooring laid throughout. A wall mounted radiator and a UPVC double glazed bay window to the rear of the home. A large built in wardrobe complete with a glazed sliding door, fitted shelving and clothes rails.

#### Bedroom 2 – 3.61m x 3.40m (reduces to 3.05m)

A double bedroom with laminate wood flooring laid throughout. A wall mounted radiator and a UPVC double glazed bay window to the rear of the house. A wooden hatch provides access to a loft storage space.

#### Bedroom 3 – 2.49m x 1.93m

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

#### Bathroom – 1.61m x 2.33m

A white suite comprising of a low-level W.C, pedestal wash hand basin and a double shower cubicle complete with a wall mounted, mains fed shower. Wood effect vinyl flooring laid throughout and a UPVC double glazed, rear aspect window. Splashback tiles fitted throughout, and a wall mounted, heated towel rack completes.

#### Garden

An excellent sized South-West facing rear garden comprising of a well-maintained lawn and a good-sized patio area. The garden is boarded by enclosed board fencing, a brick wall and shrubbery. Two sheds at the rear of the garden complete.

#### 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 of D.

The Council Tax Band for the property is D

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Viewings strictly by appointment.

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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.