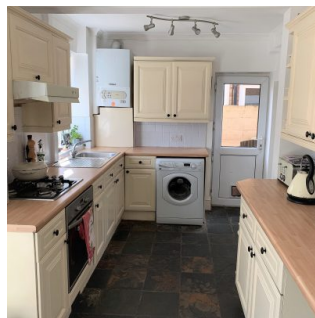


PROPERTY PARTICULARS

SWINDON ROAD, STRATTON ST MARGARET, SWINDON, SN3 4PU
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£250,000



A three-bed, semi-detached home in Stratton. Features a DRIVEWAY for two cars, SOUTH-EAST FACING, REAR garden and LARGE KITCHEN. 10 Mins from Town Centre & Rail Station. Minutes from Greenbridge

PROPERTY PARTICULARS

Moovahome are pleased to offer this spacious, three-bedroom, semi-detached house located in the sought-after location of Stratton St. Margaret, Swindon. The property consists of a lounge, large kitchen, three bedrooms and a family bathroom. Additional benefits include a driveway for two cars, additional street parking, a large South-East Facing, enclosed rear garden and a modern finish throughout. A viewing is highly recommended with flexible.

Situation

Stratton St. Margaret is a popular residential location situated just ten 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 via the A419 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 supermarkets including an Aldi and Co-Op. In addition to these amenities the property is just minutes from the popular Greenbridge Retail Park which offers a range of shops, restaurants, a cinema and a gym. 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 ranging from Nursery to Secondary Schools.

Entrance Porch

A sliding UPVC glazed door provides entrance to the porch. An internal, part glazed, wooden door opens to the house. Tiled flooring laid throughout.

Hallway

Wooden flooring laid throughout and a wall mounted radiator complete with a wooden cover. A ceiling mounted smoke alarm and wall mounted thermostat. Wooden stairs to the first-floor landing complete with a storage cupboard below. Internal wood doors to the Kitchen and Lounge complete.

Lounge – 4.88m x 3.44m

Carpet laid throughout and a wall mounted radiator. A UPVC double glazed, bay window to the front of the home. A TV is available and the room and a wall mounted carbon monoxide alarm. The room is complete with a wood burner and tiled base.

Kitchen – 2.72m x 4.92m (reduced to 2.33m x 4.92m)

Tiled flooring laid throughout and a wall mounted radiator. A UPVC double glazed window to the rear of the home and a set of UPVC French Doors provide access to the garden. A UPVC, half glazed door provides access to the side of the house. A range of cream finished wooden wall and base units fitted throughout complete with wood finished worktops and splashback tiles. A stainless-steel sink unit with a mixer tap and drainer. An integrated gas cooker complete with a fitted extractor hood over the top. Space for under-worktop appliances including a fridge, freezer and washing machine. A wall mounted Vaillant manufactured combi boiler. An under-stairs storage cupboard competes.

First Floor

Landing

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

Bedroom 1 – 2.76m x 3.53m

A large double bedroom with wood flooring laid throughout. A wall mounted radiator and a UPVC double glazed window to the rear of the home.

PROPERTY PARTICULARS

Bedroom 2 – 3.66m x 2.32m

A double bedroom with carpet laid throughout. A wall mounted radiator and a UPVC double glazed window to the front of the house. A TV connection point is available

Bedroom 3 – 2.16m x 2.13m

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

Bathroom – 1.78m x 1.91m

A white suite comprising of a low-level W.C, pedestal wash hand basin and a double shower cubicle with a mains fed shower. White vinyl flooring laid throughout and a UPVC double glazed, rear aspect window. A range of splashback tiles fitted throughout. The bathroom is complete with a wall mounted, heated towel rack and ceiling mounted extractor fan.

Garden

A large, South-East facing rear garden comprising of a good-sized lawn and spacious patio area. The garden is boarded by enclosed board fencing and a low-level brick wall. A side access gate opens to the driveway. Two wooden sheds complete.

Driveway

A paved driveway to the front of the home provides space for two cars. Additional street parking is available to the front of the house on Swindon Road.

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.

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