

7 Argus Green, Swindon, SN2 7AL £279,999

4 Bedrooms | 2 Bathrooms | 1 Receptions | Semi-Detached House





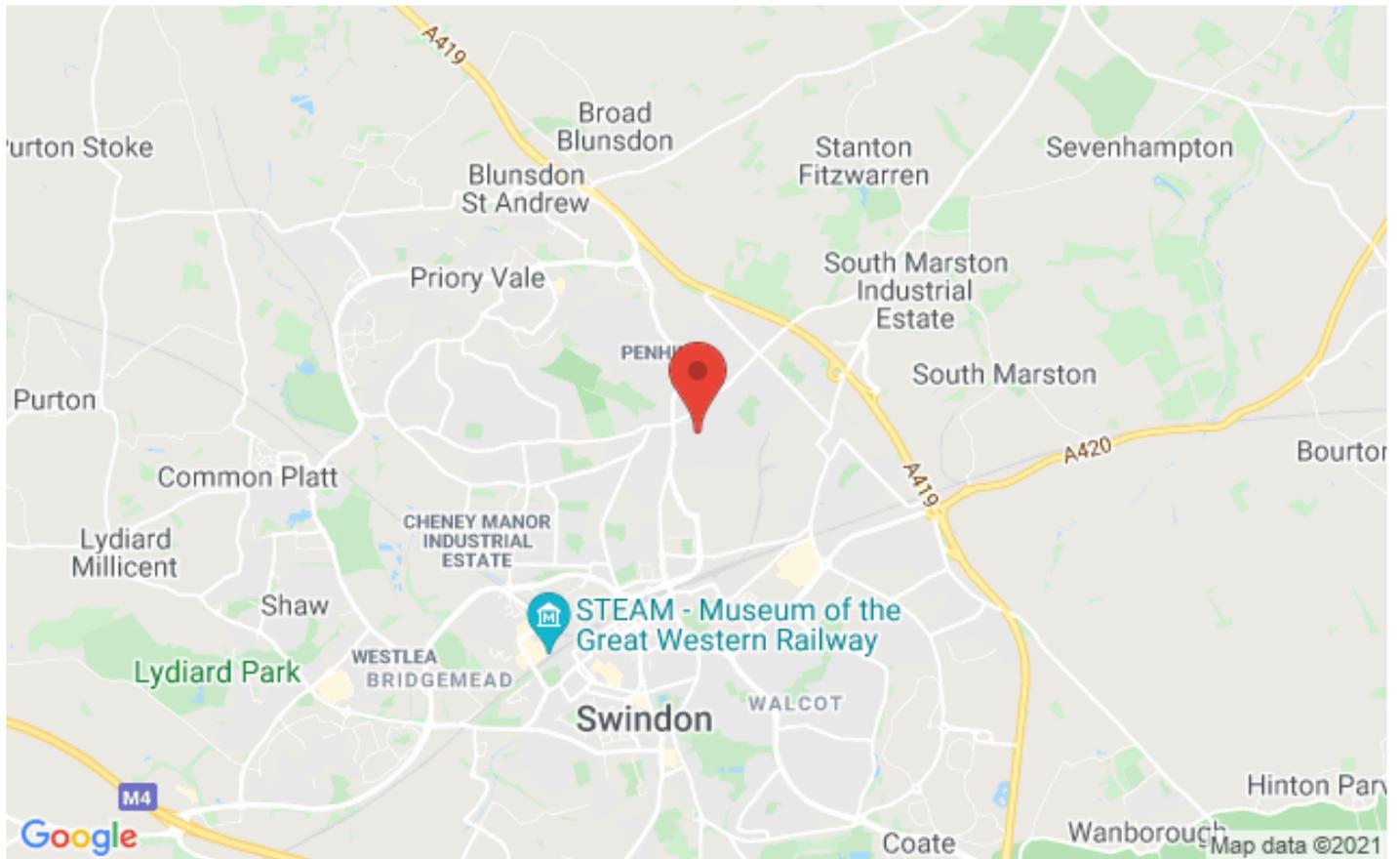
Moovahome are delighted to offer for sale this modern, four-bedroom semi detached house situated in Upper Stratton, Swindon. Situated overlooking the park, this home will attract a lot of interest. Accommodation comprises of a lounge, kitchen/diner, three double bedrooms, an en-suite to the master bedroom and a family bathroom. Features of the home include a South-East facing rear garden and modern finish throughout. A viewing is highly recommended via Moovahome.

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## Location



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## Full Description

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### Situation

Headlands Grove is a popular residential area of Swindon with excellent access Central and Northern Swindon. Local trains to London, Bristol and beyond, Swindon's Rail Station is approximately a ten-minute drive and London Paddington can be reached in just 55 minutes via train. There are also regular bus services to and from the Town Centre and Orbital Centre.

### Entrance Hallway

A composite front door opens to the property. Modern light ceramic flooring with stairs to the first-floor accommodation, doors to W.C, Kitchen/Diner and lounge. A wall mounted radiator and ceiling smoke alarm. Double doors open into:-

### Lounge - 3.88m x 4.94m (reducing to 3.36m x 4.94m)

Carpet flooring laid with a double wall mounted radiator. Rear aspect UPVC double glazed windows and patio doors to the garden. Built in TV unit with electric heater underneath.

### Kitchen/Diner - 4.18m x 2.82m

A range of modern, wall and base units throughout and wooden worktops complete with splashback tiles over top. Modern sink unit complete with mixer tap and drainer. An integrated electric cooker, gas hob completes with an extractor hood fitted over the top. Built in fridge/freezer and under-worktop washing machine and dishwasher. Ceramic flooring laid throughout and a front aspect UPVC double glazed bay window. Space for dining area

### W.C. - 0.88m x 1.69m

Ceramic tiled flooring laid throughout and a wall mounted radiator. A front aspect UPVC double glazed window. A low-level W.C and a pedestal sink unit complete with splashback tiles over the top.

### First Floor Landing

Carpet laid throughout and a wall mounted radiator. A ceiling mounted smoke alarm, large storage cupboard and airing cupboard with boiler and shelving.

Doors giving access to all three bedrooms and bathroom. Stairs to second floor master suite.

### Bedroom 2 - 3.56m x 2.84m

A double bedroom with carpet laid throughout. A front aspect UPVC double glazed window and a wall mounted radiator. A TV connection point is available and large double built in wardrobe.

### Bedroom 3 - 3.17m x 2.84m

A double bedroom with carpet laid throughout. A rear aspect UPVC double glazed window and a wall mounted radiator. A TV connection point is available and large double built in wardrobe.

Bedroom 4- 2.02m x 2.36m

UPVC window to the rear garden, radiator and carpet laid to corner.

Bathroom - 2.01m x 1.70m

Family bathroom consisting of a white low-level W.C, pedestal sink unit and a panelled bath. A range of splashback white tiles fitted throughout. Ceiling extractor fan and obscure UPVC window to front of the home.

First Floor Landing

Master Suite - 6.84m x 3.84m (reduced to 6.84m x 3.03m)

An extensive double bedroom with carpet flooring laid throughout. A wall mounted radiator x 2 and front aspect UPVC double glazed window. A TV connection point and storage cupboard over stairs. Additional eaves storage and Velux window. A door to gives access to the en-suite.

En-Suite - 1.8m x 2.41m

An modern bathroom suite comprising of a low-level W.C, pedestal sink unit and a single shower cubicle with an electric shower. Modern wall and floor tiles fitted throughout. Additional eaves storage.

External

Garden

A low-maintenance, South-East facing rear garden comprising of grass, small patio area and decking area to the side to catch the evening sun. Enclosed by wall and fencing to side. Access to the garage

Garage

Up and over garage door to the parking at front, accessed with a side door into the garden and available with light and electricity.

Parking

A space is located in front of the garage with additional street parking available.

Other Information

An Energy Performance Certificate is attached to the advert. Rating B

The Council Tax Band for the property is D

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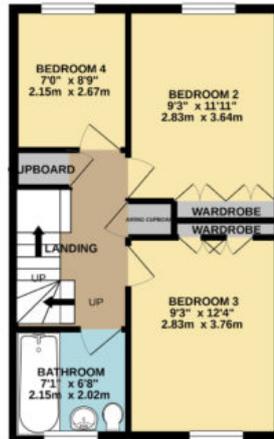
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## Floorplan

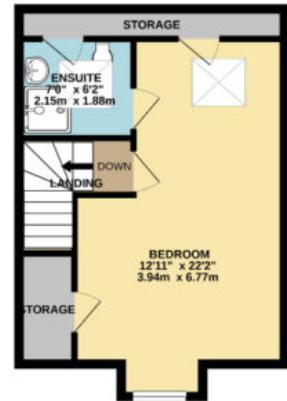
GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Head Office

Moovahome,  
20 Ergo Business Park,  
Kelvin Road, Greenbridge,  
Swindon, SN3 3JW

01793 512345

## Office Opening Hours

Monday – Friday 7.30am – 5.30pm

Saturday 9am – 1pm

Sunday Closed

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## Sales & Lettings listings

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For further information about Moovahome and the Company structure, please contact our team at [hello@moovahome.co.uk](mailto:hello@moovahome.co.uk)

## Rooms

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