



1 Swains Close
Tadley, Hampshire, RG26 4NE

marc allen



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Guide £395,000

A bright and spacious detached bungalow with NO ONWARD CHAIN.

Description

The property has gas to radiator heating and the accommodation includes an entrance hall and a large sitting room/dining room with patio doors to a sun room which in turn has doors to the garden. There is a fitted kitchen with a good range of units, three bedrooms and a shower room. Outside there is a good sized garage, a block paved driveway and a garden with shrub borders to the front and to the rear there is a low maintenance style paved garden with established beds and borders.

Directions

On reaching Tadley from the northern end on the A340, continue past Sainsburys, down the road and turn right into Millers Road. Take the first left turn into Swains Road and Swains Close is on the left.

- Entrance Hall
- Sitting Room/Dining Room
- Sun Room
- Kitchen
- Three Bedrooms
- Bathroom
- Garage & Driveway
- Front Garden
- Low Maintenance Style Rear Garden
- Gas to Radiator Heating



To view this property call Marc Allen Estate Agents on **01488 685353**

UPVC Front Door to:-

Entrance Hall

Airing cupboard housing gas fired boiler for domestic hot water and central heating. Access to loft. Central heating thermostat.

Sitting Room/Dining Room

25'5" (7.75m) x 12' (3.66m). Wall mounted electric fire. Two radiators. Door to garden. Sliding doors to:-

Sun Room

10'11" (3.33m) x 8'2" (2.49m). Radiator. Tiled floor. French doors to garden.

Kitchen

17'8" (5.38m) x 7'2" (2.18m). Fitted with a range of wall and base units with drawers and work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Tiled splashbacks. Tiled floor. Fitted free-standing cooker, washing machine and dishwasher. Radiator. Door to side.

Bedroom 1

14'4" (4.37m) x 9'10" (3m). Ample fitted wardrobes. Radiator.

Bedroom 2

11'11" (3.63m) x 7'11" (2.41m). Radiator.

Bedroom 3

11'7" (3.53m) x 7'1" (2.16m). Radiator.

Bathroom

With a tiled shower enclosure, wash hand basin and w.c. Ladder radiator. Electric shaver socket.

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Garage

24'2" (7.37m) x 10' (3.05m). To the side with a metal up and over door. Light and power.

At the front of the property is

A neat lawned garden with shrub borders and a block paved driveway and hardstanding for two vehicles.

At the rear of the property is

A low maintenance style paved garden with established beds and borders, enclosed by wood panel fencing. Outside tap. Garden shed.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Please Note:

As required by the Estate Agents Act 1979, we confirm that the owner of this property is a related person as described under the terms of that Act.

Please Note:

The property is part steel framed.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.