



8 Mattocks Path, Swindon

Swindon

£285,000

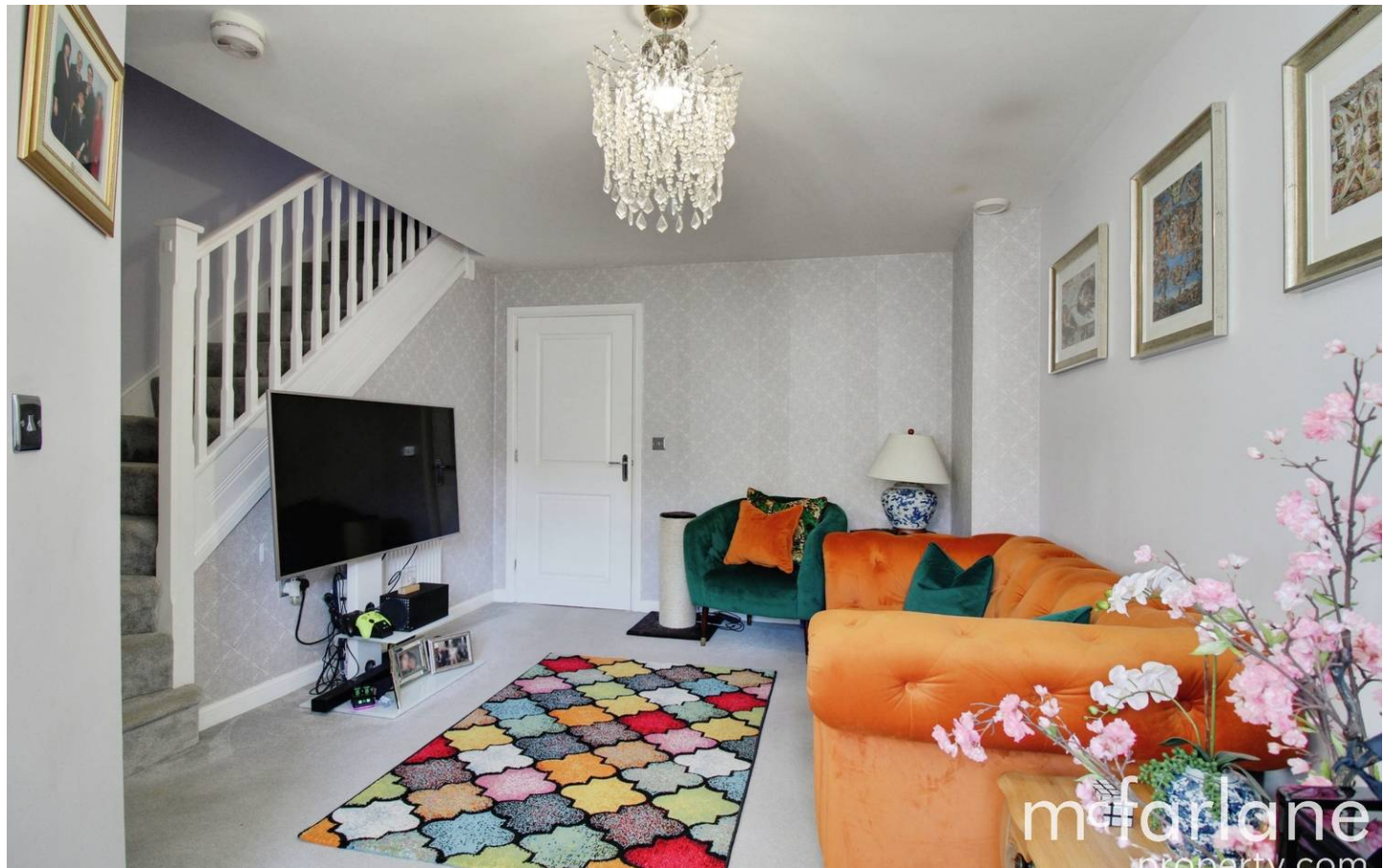
mcFarlane

## 8 Mattocks Path

Swindon, SN1

Situated within the sought after Wichelstowe development, this delightful three bedroom semi-detached property offers well balanced accommodation and an enviable position overlooking the canal. Perfect for families and professionals alike, it combines modern living with easy access to local amenities and schools. The property features an inviting entrance hall with a convenient downstairs cloakroom and useful storage cupboard. There is a spacious living room which flows seamlessly into the open plan kitchen/dining area, a sociable space ideal for entertaining. A bright conservatory extends from the dining area, creating an airy link to the rear garden.

Upstairs, there are three generously sized bedrooms, including a principal bedroom with built-in storage, complemented by a modern family bathroom serving all rooms. Enjoying a prime location opposite the canal and just a short distance from local shops, schools, and open green spaces, this property offers a fantastic lifestyle opportunity within one of Swindon's most desirable developments.





## 8 Matlocks Path

Swindon, SN1

Beautifully presented three bedroom semi-detached home in the sought-after Wichelstowe development. Overlooking the canal, it offers modern living with a spacious lounge, kitchen/diner, conservatory, cloakroom, and three bedrooms. Close to schools, shops, and local amenities.

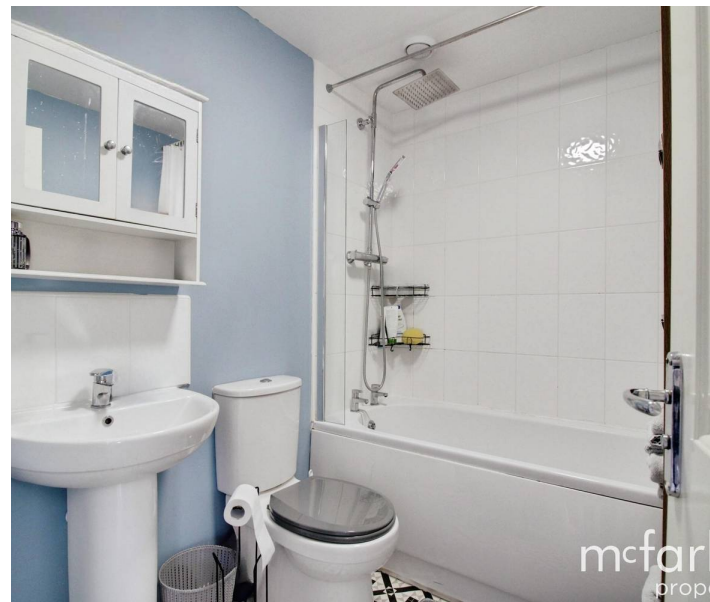
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

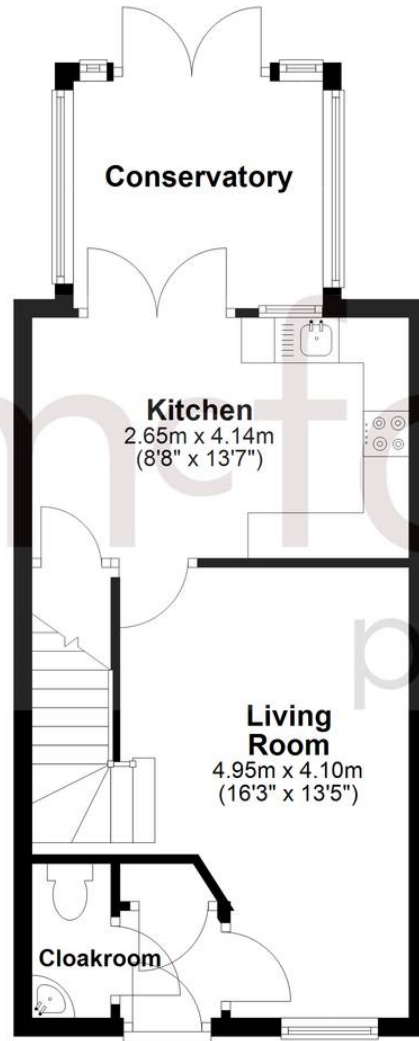
EPC Environmental Impact Rating: B

- SEMI DETACHED
- THREE BEDROOMS
- PARKING TO REAR
- KITCHEN / DINER
- CANAL VIEWS
- NO CHAIN



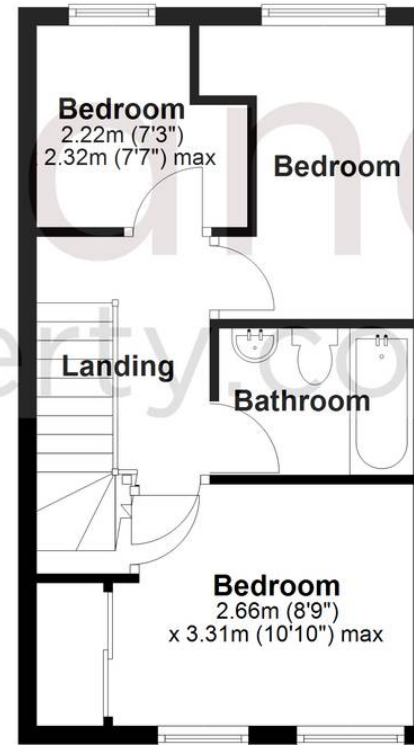
### Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



### First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



Total area: approx. 70.9 sq. metres (763.4 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting Ltd, 28-30 Wood Street – SN1 4AB

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