



1 Meares Drive, Shaw, Swindon, SN5 5QN

- POTENTIAL TO EXTEND (subject to planning)
- Detached House
- Four Bedrooms
- NO ONWARD CHAIN
- 23ft Kitchen/Diner
- Large Rear Garden
- Integral Garage
- Downstairs Cloakroom
- Driveway Parking
- Good Location

Price £350,000



*** POTENTIAL TO EXTEND (subject to planning) ***
Primary Homes & Lettings are delighted to offer this four bedroom detached house being sold with NO ONWARD CHAIN. The accommodation comprises of entrance hallway, living room, kitchen/diner, cloakroom, four bedrooms and bathroom. Property also benefits from a large rear garden, integral garage, driveway parking, gas central heating and uPVC double glazing. Located in the popular area of Shaw within easy access to local shops, schools and transport links such as the M4 motorway. An early viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Laminate flooring. Radiator.

Living Room

uPVC bay window to front elevation. Gas fireplace with mantle over. Laminate flooring. Radiator. Arch leading to kitchen/diner;

Kitchen/Diner

uPVC sliding door and windows to rear elevation. uPVC door to side. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Space for freestanding cooker and fridge/freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Vinyl and laminate flooring. Radiator.

Lobby

Door to garage and cloakroom.

Cloakroom

Obscured uPVC window to side elevation. White suite comprising of wash hand basin with cupboard under and low level W.C. Laminate flooring. Radiator.

Landing

Airing cupboard (with radiator). Loft access (with loft ladder and light). Laminate flooring.

Bedroom One

uPVC window to front elevation. Large built in wardrobe. Laminate flooring. Radiator.

Bedroom Two

uPVC window to front elevation. Built in double wardrobe. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bedroom Four

uPVC window to rear elevation. Laminate flooring. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Heated towel rail.

Garage

Up and over garage door. Door to lobby. Light and power.

Front

Driveway parking. Astroturf with shrub borders and mature hedging. Storm porch. Gated access to rear garden.

Rear Garden

Enclosed by timber fencing. Mostly paved patio with steps leading to lawn area. Shrub borders and mature trees. Gated access to front.

Council Tax

Band D.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

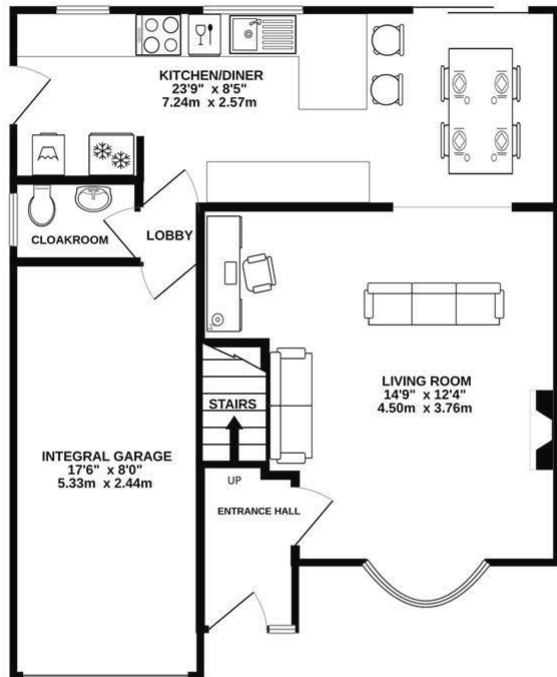
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



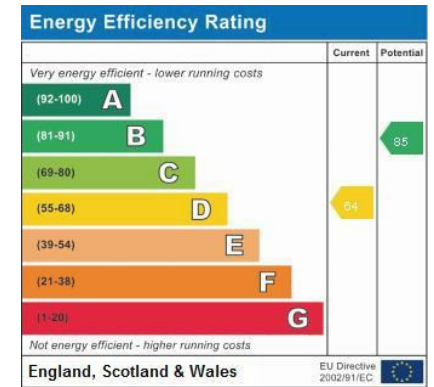
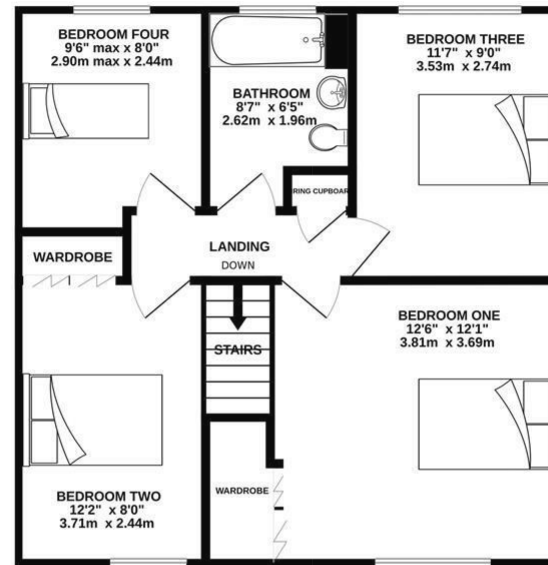
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
548 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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