





## 2 Capitol Close, Coleview, Swindon, SN3 4AB

- POTENTIAL LOFT CONVERSION
- EXTENDED Semi Detached Bungalow
- Three DOUBLE Bedrooms
- Lounge/Diner & Kitchen
- En-Suite To Master
- Modern Bathroom
- South Facing Rear Garden
- Home Office & Garage
- Driveway Parking For Several Vehicles
- Excellent Location

**Price £400,000**



**\*\*\* POTENTIAL LOFT CONVERSION \*\*\*** We are pleased to offer this EXTENDED three DOUBLE bedroom semi detached bungalow located in the popular area of Coleview within easy access to transport links such as the A419 & A420, local shops and schools. The accommodation comprises of lounge/diner, kitchen, large utility cupboard, master bedroom (with open plan en-suite), two further bedrooms and bathroom. Property also benefits from a south facing rear garden with home office, driveway parking for several vehicles, garage, gas central heating and uPVC double glazing.

#### **Entrance Hallway**

Utility cupboard (space and plumbing for washing machine and tumble dryer, tiled flooring and inset ceiling lights). Loft access (partly boarded with loft ladder). Inset ceiling lights. Vertical radiator.

#### **Lounge/Diner**

Aluminium bi-fold doors to rear garden. uPVC window to side elevation. Tiled flooring. Inset ceiling lights. Radiator.

#### **Kitchen**

uPVC window and Velux window to rear elevation. White gloss wall and base units with worktops over. Stainless steel sink and drainer with mixer tap. Built in double oven. Induction hob with extractor hood over. Integral fridge/freezer and dishwasher. Tiled flooring. Inset ceiling lights.

#### **Bedroom One (With Open Plan En-Suite Shower)**

uPVC window to rear elevation. Range of built in wardrobes. Vertical radiator.

En-Suite Area - Obscured uPVC window to rear elevation. Walk in double shower, wash hand basin and low level W.C. Extractor fan. Inset ceiling lights. Vertical radiator.

#### **Bedroom Two**

uPVC window to front elevation. Laminate flooring. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Laminate flooring. Radiator.

#### **Bathroom**

Obscured uPVC window to side elevation. White suite comprising of panelled bath with shower over, vanity unit with built in wash hand basin and W.C. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

#### **Rear Garden**

South facing. Enclosed by timber fencing. Paved patio with Astro Turf. Gated access to front. Pedestrian access to garage. Access to home office. Outside sockets, lights and tap.

#### **Home Office**

uPVC French doors to front. LVT flooring. Inset ceiling lights. Light and power.

#### **Garage**

Up and over garage door. uPVC door to rear garden. Light and power.

#### **Front**

Driveway parking for several vehicles with additional parking in front of the garage. Gated access to rear garden. Outside light.

#### **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**

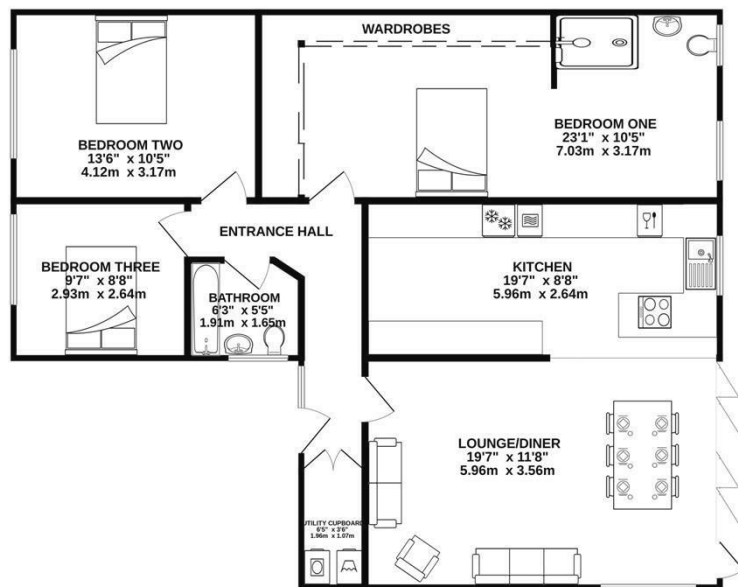
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



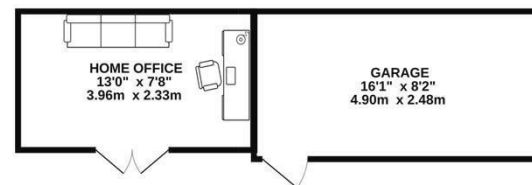
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

BUNGALOW  
1033 sq.ft. (95.9 sq.m.) approx.



GARAGE & HOME OFFICE



TOTAL FLOOR AREA: 1033 sq.ft. (95.9 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.

Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

101 Commercial Road, Swindon, SN1 5PL  
Tel: 01793 641641 Fax: 01793 618127  
Email: [info@primaryhomesandlettings.co.uk](mailto:info@primaryhomesandlettings.co.uk)  
[www.primaryhomesandlettings.co.uk](http://www.primaryhomesandlettings.co.uk)