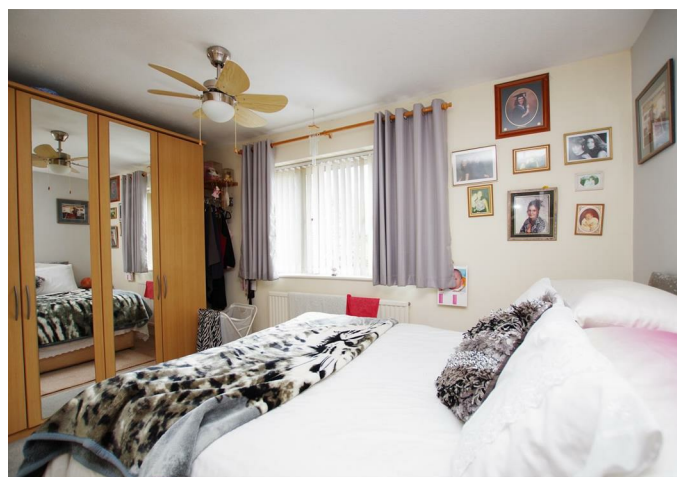




**32 Partridge Close,
Covingham, Swindon, SN3 5EU**

- EXTENDED End Terrace House
- Four DOUBLE Bedrooms
- 24ft Lounge/Diner
- 19ft Kitchen/Breakfast
- En-Suite Shower To Master
- Family Bathroom & Shower Room
- South East Facing Rear Garden
- Off Road Parking
- Cul De Sac Location

Price £315,000



Primary Homes and Lettings are delighted to offer this EXTENDED four DOUBLE bedroom end terrace house located in a quiet cul de sac in the popular area of Covingham within easy access to all local amenities, schools and transport links such as the A419 & A420. The accommodation comprises of entrance hallway, kitchen/breakfast, lounge/diner, master bedroom (with ensuite shower), three further bedrooms, bathroom and shower room. Property also benefits from off road parking to the front, south east facing rear garden, gas central heating and uPVC double glazing throughout. Viewing is highly recommended.

Entrance Hallway

Obscured uPVC window and door to front elevation. Stairs to first floor. Radiator.

Kitchen/Breakfast

Two uPVC windows to front elevation with made to measure shutters. Range of white wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in double oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer and tumble dryer. Part tiled walls. Inset ceiling lights. Laminate flooring. Radiator.

Lounge/Diner

uPVC French doors with made to measure shutters to rear garden. uPVC window with made to measure shutters to rear elevation. Two radiators.

Landing

Loft access (partly boarded with loft ladder and light).

Bedroom One

uPVC window to front elevation. Radiator.

En-Suite

White suite comprising of built in shower, wash hand basin with splash back tiles and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Inset ceiling light.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bedroom Four

uPVC window to front elevation. Built in double wardrobe and storage cupboard.

Shower Room

White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Marble effect PVC wall panels. LVT flooring. Inset ceiling lights.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of white panelled bath, pedestal wash hand basin and low level W.C. Part tiled walls. Laminate flooring. Radiator.

Parking

Off road parking to the front of the property with additional visitors spaces.

Front

Mostly laid to lawn with flowerbed and low maintenance shrub border. Path leading to storm porch. Outside light.

Rear Garden

South East facing. Enclosed by timber fencing. Large paved patio with raised step leading to lawned area and timber shed (with electricity). Gated access to side. Outside tap.

Notes

Boiler is roughly 2 years old and serviced yearly.

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

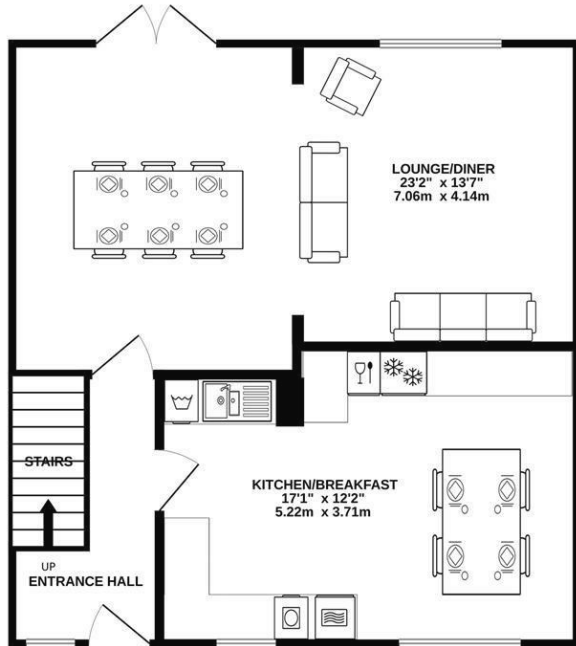
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



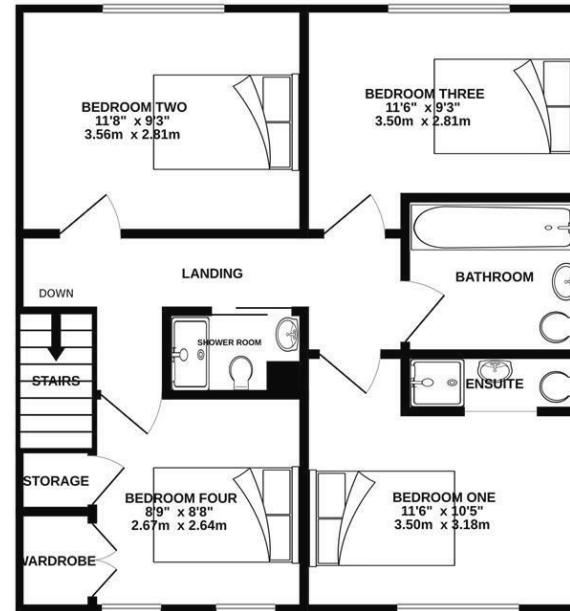
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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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