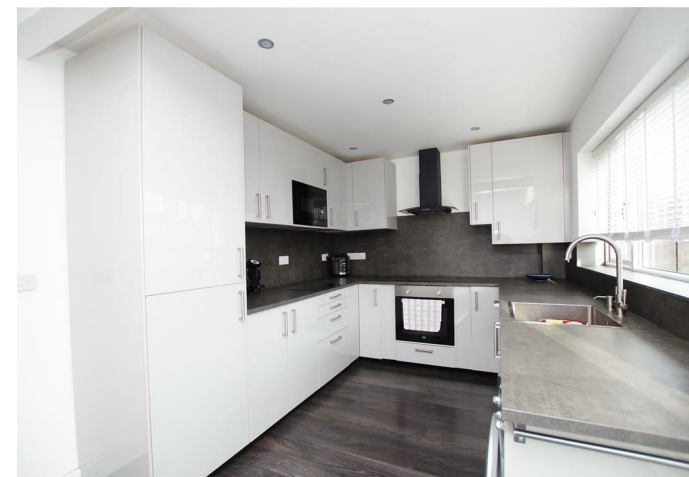
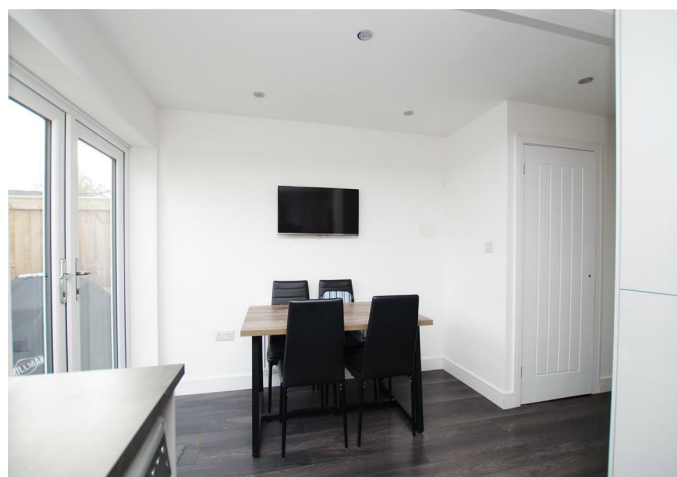




**16 Mackenzie Close,  
Liden, Swindon, SN3 6JR**

- NO ONWARD CHAIN
- Three Bedroom Mid Terrace House
- Currently Let For £1,150 PCM
- 18ft Living Room
- 16ft Kitchen/Diner
- Downstairs Cloakroom
- Four Piece Bathroom Suite
- Off Road Parking For Two Vehicles
- Front & Rear Garden
- Good Location

**Chain Free £260,000**



\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\* Primary Homes & Lettings are delighted to offer this well presented and spacious three bedroom mid terrace house being sold with NO ONWARD CHAIN. Located in the popular area of Liden within easy access to local amenities, schools, Great Western hospital and transport links such as the M4 motorway and A419 & A420. The accommodation comprises of entrance hallway, living room, kitchen/diner, cloakroom, three bedrooms and bathroom. Property also benefits from off road parking for two vehicles, front and rear garden, gas central heating and uPVC double glazing.

### Entrance Hallway

Composite front door. Storage cupboard. Stairs to first floor. Laminate flooring. Inset ceiling lights. Radiator.

### Cloakroom

White suite comprising of wash hand basin with cupboard under and low level W.C. Part tiled walls. Laminate flooring. Inset ceiling light. Heated towel rail.

### Living Room

uPVC window to front elevation. Laminate flooring. Radiator.

### Kitchen/Diner

uPVC French doors and window to rear elevation. Gloss wall and base units with rolled edge worktops over. Stainless steel sink. Built in single oven. Induction hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine and dishwasher. Laminate flooring. Inset ceiling lights. Radiator.

### Landing

Loft access. Inset ceiling lights.

### Bedroom One

uPVC window to rear elevation. Radiator.

### Bedroom Two

uPVC window to front elevation. Radiator.

### Bedroom Three

uPVC window to front elevation. Storage cupboard. Radiator.

### Bathroom

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

### Front Garden

Mostly laid to lawn with path leading to storm porch.

### Rear Garden

Enclosed by timber fencing. Paved patio. Lawned area. Gated access to rear. Outside tap and electric socket.

### Photographs

Please note that photos were taken prior to the current tenants moving into the property.

### 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

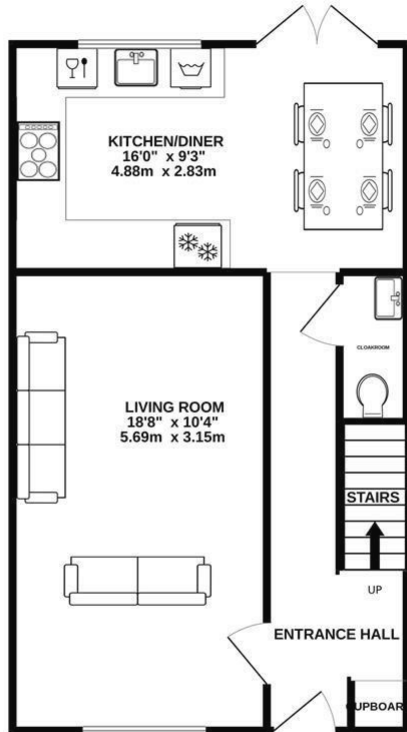
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



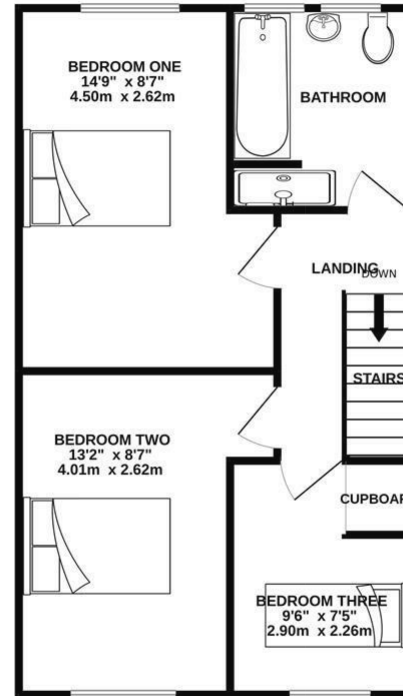
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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 ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		70
(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)