



**8 Marston Avenue,
Penhill, Swindon, SN2 5EN**

- NO ONWARD CHAIN
- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Good Size Rear Garden (South West Facing)
- Shower Room & W.C
- Good Location
- EPC Rating - C
- Non Standard Construction

Chain Free £220,000



*** NO ONWARD CHAIN *** We are pleased to offer this spacious three bedroom mid terrace house located in Penhill within easy access to all local amenities and transport links such as the A419. The accommodation briefly comprises of entrance hallway, living room, kitchen, dining room, three bedrooms, shower room and W.C. Property also benefits from a good size rear garden with shed, gas central heating and uPVC double glazing.

Entrance Hallway

Obscured uPVC window to front elevation. Stairs to first floor. Understairs cupboard. Radiator.

Living Room

uPVC bay window to front elevation. Radiator.

Kitchen

uPVC door and window to rear elevation. Grey gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring.

Dining Room

uPVC window to rear elevation. Radiator.

Landing

Loft access.

Bedroom One

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

Bedroom Two

uPVC window to rear elevation. Built in wardrobe. Airing cupboard. Radiator.

Bedroom Three

uPVC window to front elevation. Radiator.

Shower Room

Obscured uPVC window to rear elevation. White suite comprising of walk in double shower and pedestal wash hand basin. Fully tiled walls. Tiled flooring.

W.C

Obscured uPVC window to rear elevation. White low level W.C. Tiled flooring.

Front

Enclosed by Picket fencing. Mostly gravelled with path leading to storm porch. Gated rear access.

Rear Garden

South West facing. Enclosed by timber fencing. Mostly laid to lawn. Patio area. Path leading to shed. Concrete built shed.

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

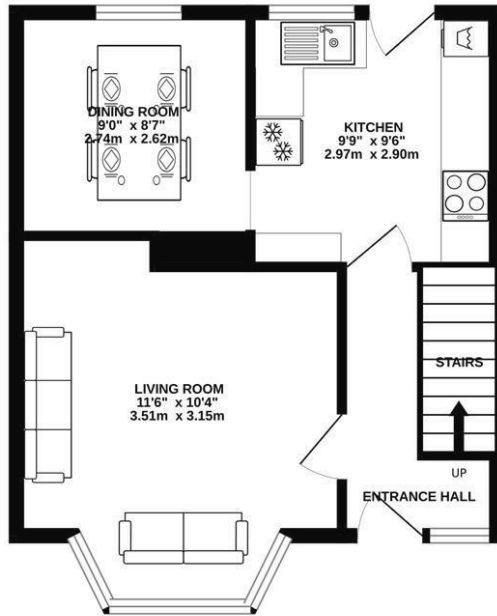
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



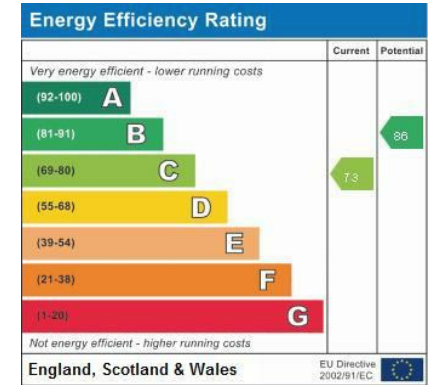
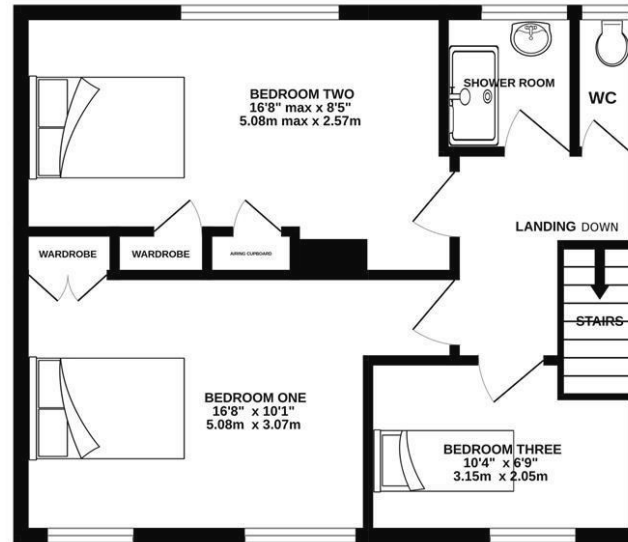
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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