



**7 Anvil Street, Blunsdon, Swindon,
SN26 7BT**

- COMPLETED CHAIN
- Sought After Location
- Three Bedroom Detached House
- West Facing Rear Garden
- 19ft Garage & Driveway Parking
- Kitchen/Diner
- 17ft Living Room
- Downstairs Cloakroom
- En-Suite Shower To Master
- 8 Years Remaining On NHBC

Price £380,000



*** COMPLETED CHAIN *** We are delighted to offer this spacious and immaculate three bedroom detached house. Located in the new development of The Paddocks, Blunston within easy access to the local shop, play park, doctors surgery, pubs and transport links such as the A420. The accommodation comprises of cloakroom, kitchen/diner, living room, master bedroom (with en-suite shower), two further bedrooms and bathroom. Property also benefits from a sunny aspect West facing rear garden, garage, driveway parking and gas central heating. An early viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Tiled flooring. Radiator.

Cloakroom

White suite comprising of wash hand basin with splashback tiles and built in W.C. Extractor fan. Tiled flooring. Radiator.

Kitchen/Diner

uPVC windows to front and side elevation. White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Integral fridge/freezer and dishwasher. Space and plumbing for washing machine. Tiled flooring. Inset ceiling lights. Radiator.

Living Room

uPVC French doors and windows to rear garden. Understairs cupboard. Two radiators.

Landing

Storage cupboard. Loft access.

Bedroom One

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

En-Suite

Obscured uPVC window to front elevation. White suite comprising of built in shower, wash hand basin and built in W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bathroom

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

Front

Enclosed by cast iron railings. Mostly laid to lawn with path leading to storm porch. Gated access to rear garden. Outside light.

Rear Garden

West facing. Enclosed by timber fencing. Mostly laid to lawn with path leading to paved patio. Gated access to front. Pedestrian access to garage. Outside light and tap.

Garage & Parking

Driveway parking for one vehicle with additional visitors spaces on the road. Up and over garage door. Door to rear garden. Light and power. Eaves storage.

Management Charges

£200 a year.

Sizes

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

Viewings

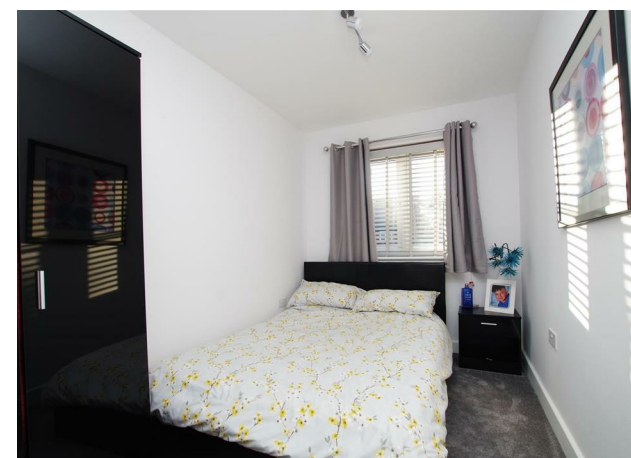
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

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

Money Laundering

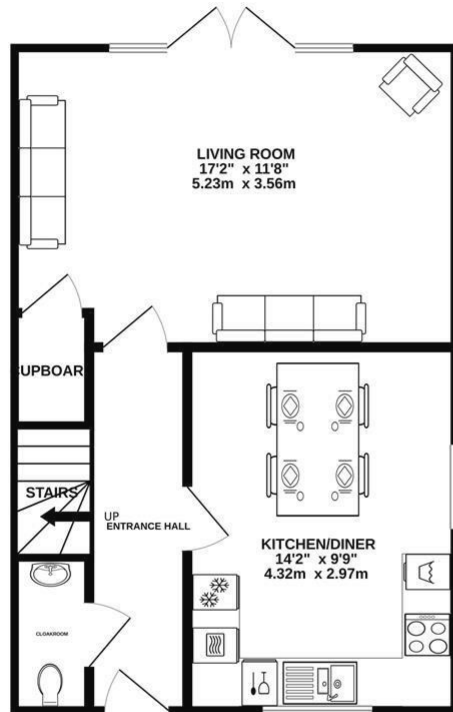
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



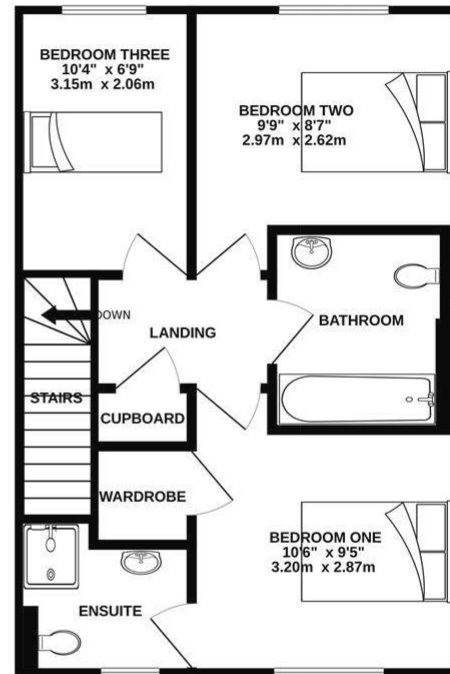
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(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: 880 sq.ft. (81.8 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



101 Commercial Road, Swindon, SN1 5PL
Tel: 01793 641641 Fax: 01793 618127
Email: info@primaryhomesandlettings.co.uk
www.primaryhomesandlettings.co.uk