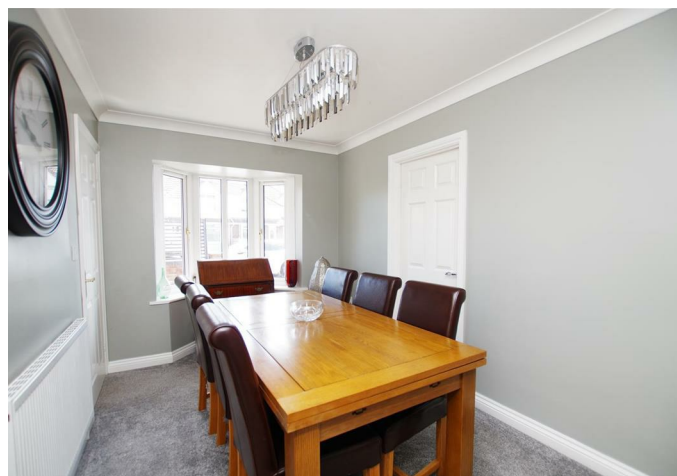




**2A Nythe Road,  
Coleview, Swindon, SN3 4AN**

- NO ONWARD CHAIN
- EXTENDED Detached House
- Four/Five DOUBLE Bedrooms
- Four Reception Rooms
- Two En-Suites
- Kitchen
- Two Utility Rooms
- Driveway Parking
- Good Size Garden
- Excellent Location

**Chain Free £500,000**



\*\*\* NO ONWARD CHAIN \*\*\* We are delighted to offer this well presented and EXTENDED four/five DOUBLE bedroom detached house. The ground floor accommodation comprises of cloakroom, living room, study, family room/bedroom five (with W.C), kitchen, utility and dining room. To the first floor is bedroom one (with en-suite shower), bedroom two (with en-suite shower), two further bedrooms and bathroom. Property also benefits from a further utility room, good size garden, driveway parking and gas central heating. Located in the popular area of Coleview within easy access to transport links such as the A419 & A420, local amenities and schools. An internal viewing is highly recommended.

#### **Entrance Hallway**

Stairs to first floor. Vinyl flooring. Radiator.

#### **Cloakroom**

White suite comprising of wash hand basin with splash back tiles and low level W.C. Extractor fan. Vinyl flooring. Radiator.

#### **Study**

uPVC window to front elevation. Radiator.

#### **Living Room**

uPVC bay with windows and patio doors to garden. Laminate flooring. Two radiators.

#### **Dining Room**

uPVC bay window to front elevation. Radiator.

#### **Kitchen**

uPVC window to rear elevation. Matching wall and base units with rolled edge worktops over. Ceramic sink and drainer with half bowl. Space for freestanding cooker with extractor hood over. Integral fridge/freezer. Part tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

#### **Utility Room**

uPVC door to rear. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

#### **Family Room/Bedroom Five**

uPVC bay window to front elevation. Radiator.

#### **W.C**

White suite comprising of pedestal wash hand basin and low level W.C. Extractor fan. Vinyl flooring.

#### **Landing**

Airing cupboard. Loft access (with light). Radiator.

#### **Bedroom One**

uPVC window to front elevation. Two built in wardrobes. Radiator.

#### **En-Suite Shower**

Obscured uPVC window to rear elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

#### **Bedroom Two**

uPVC window to side elevation. Laminate flooring. Radiator.

#### **En-Suite Shower**

Obscured uPVC window to rear elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point and light. Part tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

#### **Bedroom Three**

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

#### **Bedroom Four**

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

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

#### **External Utility Room**

Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer.

#### **Front**

Partly enclosed by brick wall. Block paved driveway with parking for two vehicles. Storm porch. Gated access to rear and side. Outside light.

#### **Rear & Side**

Enclosed by timber fencing and brick wall. Mostly laid to lawn with mature hedging. Paved patio with raised flowerbeds. Space for timber shed. Gated access to front. Outside light and tap.

#### **Sizes**

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

#### **Viewings**

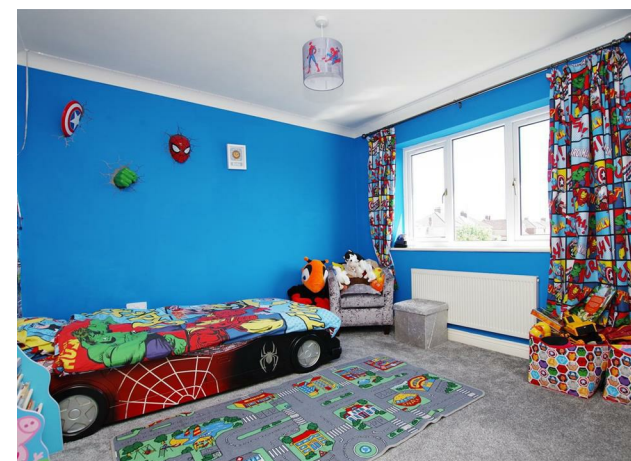
Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

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

#### **Money Laundering**

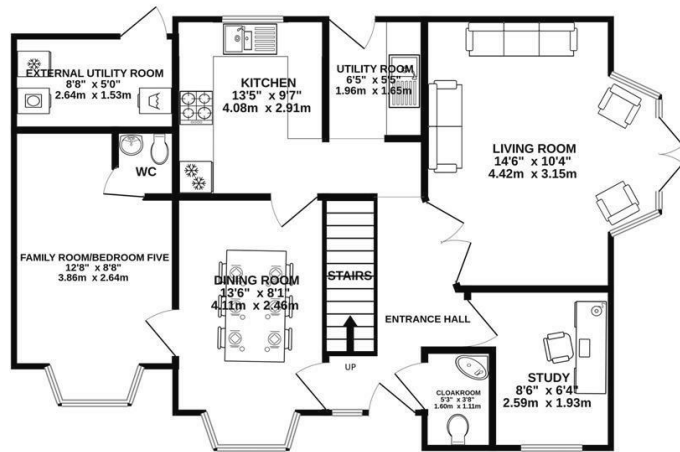
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



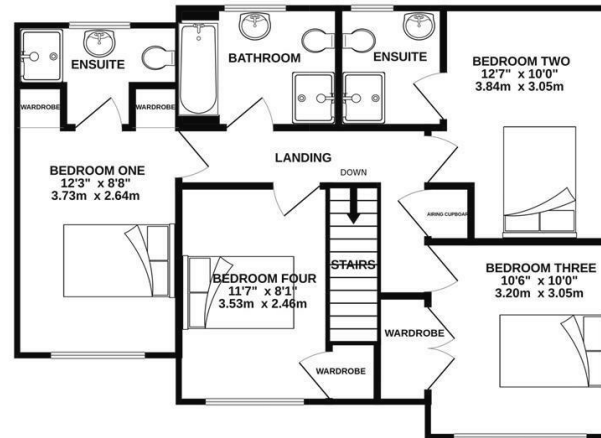
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>	74	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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