





**85 Griffiths Close, Stratton St  
Margaret, Swindon, SN3 4NP**

- POTENTIAL TO EXTEND (subject to planning permission)
- Semi Detached House
- Three Bedrooms
- Garage
- Driveway Parking
- Enclosed Rear Garden
- Outdoor Office
- Modern Bathroom
- Well Presented
- Good Location

**Price £285,000**





We are pleased to offer this well presented three bedroom semi detached house with POTENTIAL TO EXTEND (subject to planning permission). Located in the popular area of Stratton St Margaret, within easy access to all local amenities, schools and all transport links such as A419 and A420. The accommodation comprises of entrance hallway, living room, kitchen, dining area, three bedrooms and bathroom. Property also benefits from a garage, driveway parking, enclosed rear garden (with outdoor office) and gas central heating. An early viewing is highly recommended.

### Entrance Hallway

Stairs to first floor. LVT flooring. Radiator.

### Living Room

uPVC window to front elevation. LVT flooring. Radiator.

### Kitchen

uPVC window to rear elevation. Wall and base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Built in single oven. Induction hob with extractor hood over. Space and plumbing for washing machine, dishwasher and tumble dryer. Space for fridge/freezer. Part tiled walls. Tiled flooring.

### Dining Area

uPVC French doors to rear garden. Understairs cupboard. Tiled flooring. Radiator.

### Landing

Airing cupboard. Loft access (partly boarded with loft ladder).

### Bedroom One

uPVC window to front elevation. LVT flooring. Radiator.

### Bedroom Two

uPVC window to rear elevation. Radiator.

### Bedroom Three

uPVC window to front elevation. Radiator.

### Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over, wash hand basin with cupboard under and low level W.C. Fully tiled walls. Vinyl flooring. Heated towel rail.

### Garage

Electric roller door. uPVC door to rear garden. Eaves storage. Light and power.

### Rear Garden

Enclosed by timber fencing. Large paved patio with stepping stones leading to outdoor office with power. Laid to lawn with raised shrub borders. Pedestrian access to garage. Outside tap.

### Front

Driveway parking for one vehicle. Laid to lawn with hedging. Path leading to storm Porch.

### Sizes

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

### Viewings

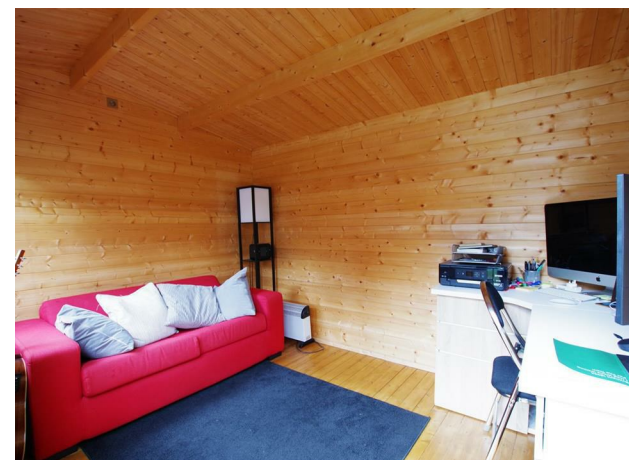
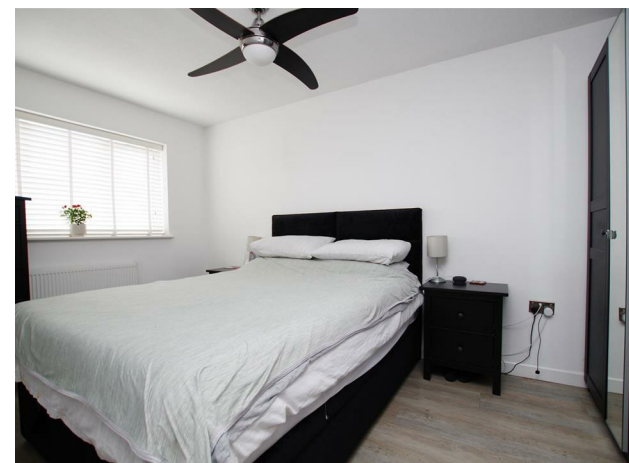
Strictly via our Swindon office telephone (01793) 641641.

### Mortgages

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

### Money Laundering

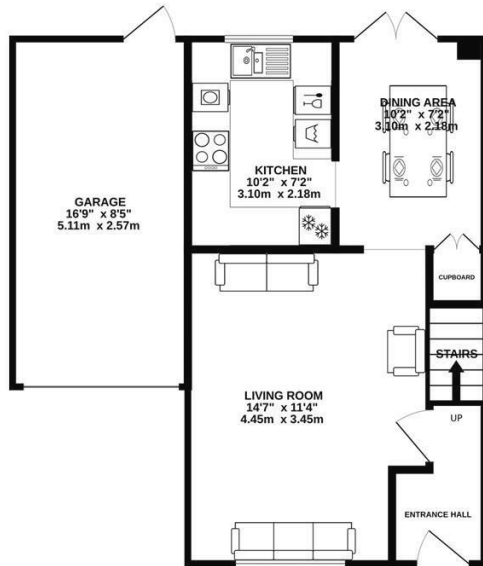
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



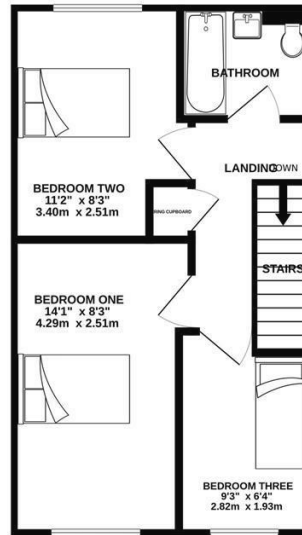
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

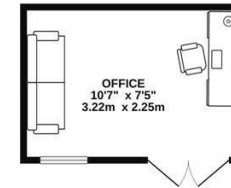
GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



OUTDOOR OFFICE



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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.  
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