



**2 Victoria Cottages High Street,
Wanborough, Swindon, SN4 0AE**

- NO ONWARD CHAIN
- Mid Terrace House
- Three Bedrooms
- 115ft REAR GARDEN (East Facing)
- Lounge/Diner
- Kitchen
- Modern Bathroom
- Excellent Location
- EPC Rating - C

Chain Free £295,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are delighted to offer this well presented three bedroom mid terrace house located in the sought after village of Wanborough. The accommodation comprises of lounge/diner, kitchen, three bedrooms and bathroom. Property also benefits from a 115ft rear garden, gas central heating and uPVC double glazing. An early viewing is highly recommended.

Location

Wanborough is located approximately two miles to the south east of Swindon and is highly accessible to J15 of the M4 motorway as well as the A419 giving swift access to Cirencester, The Cotswolds and beyond. Swindon mainline railway station serves Bristol and Paddington. Wanborough enjoys a well regarded primary school (pupils progress to The Ridgeway comprehensive school with a sixth form at Wroughton), village hall, doctors surgery with dispensary, excellent sporting facilities at Hoopers Field, five public houses and an historic church.

Lounge/Diner

uPVC window to front elevation. uPVC patio doors to rear garden. Stairs to first floor. Understairs cupboard. Feature fireplace with log burner. Radiator.

Kitchen

uPVC door to rear garden. uPVC window to side elevation. Cottage style wall and base units with solid oak worktops over. Belfast sink with mixer tap. Built in single oven. Gas hob with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Par tiled walls. Tiled flooring. Radiator.

Landing

Loft access (partly boarded).

Bedroom One

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

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bathroom

White suite comprising of walk in double shower, vanity unit with wash hand basin and cupboard under and built in W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Front

Enclosed by brick wall. Path leading to front door.

Rear Garden

East facing. Enclosed by timber fencing and mature laurel bushes. Mostly laid to lawn with raised paved patio. Timber shed. Gated access to side.

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

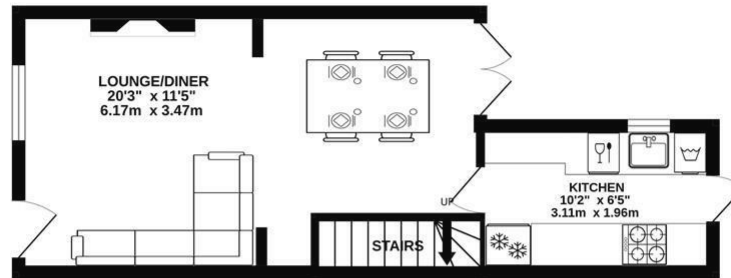
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



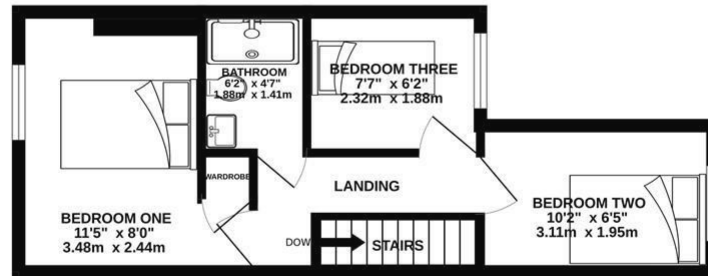
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 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 for 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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