



**17 Hatherall Close, Stratton St  
Margaret, Swindon, SN3 4LQ**

- NO ONWARD CHAIN
- Three Bedroom Detached House
- POTENTIAL TO EXTEND (Subject to planning permission)
- Garage
- Driveway Parking
- Enclosed Rear Garden
- 14ft Living Room
- Kitchen/Diner
- Conservatory
- Excellent Location

**Guide Price £325,000**



\*\*\* NO ONWARD CHAIN \*\*\* We are delighted to offer this three bedroom detached house with POTENTIAL TO EXTEND (subject to planning permission). Located in quiet cul de sac in the sought after area of Stratton St Margaret. Within easy access to schools, local amenities and transport links such as the A419 & A420. The accommodation briefly comprises of living room, kitchen/diner, conservatory, three bedrooms and bathroom. Property also benefits from an enclosed rear garden, garage, driveway parking, gas central heating and uPVC double glazing throughout. Viewing is highly recommended.

### **Entrance Hallway**

Stairs to first floor. Radiator.

### **Living Room**

uPVC bay window to front elevation. Gas fireplace with marble surround and mantle over. Radiator.

### **Kitchen/Diner**

uPVC window to rear elevation. Sliding door to conservatory. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in double oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Understairs cupboard. Part tiled walls. LVT flooring. Radiator.

### **Conservatory**

uPVC windows and doors to rear and side elevation. Laminate flooring.

### **Landing**

Loft access. Airing cupboard.

### **Bedroom One**

uPVC window to rear elevation. Radiator.

### **Bedroom Two**

uPVC window to front elevation. Radiator.

### **Bedroom Three**

uPVC window to rear elevation. Radiator.

### **Bathroom**

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

### **Garage**

Up and over garage door. Door to rear garden. Eaves storage. Light and power.

### **Front**

Driveway parking for two vehicles. Mature hedging. Storm Porch. Gated access to rear garden.

### **Rear Garden**

Enclosed by timber fencing. Mostly laid to lawn with mature tree. Paved patio. Gated access to front. Outside tap. Pedestrian access to garage.

### **Council Tax**

Band - D

### **EPC**

Rating - D

### **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**

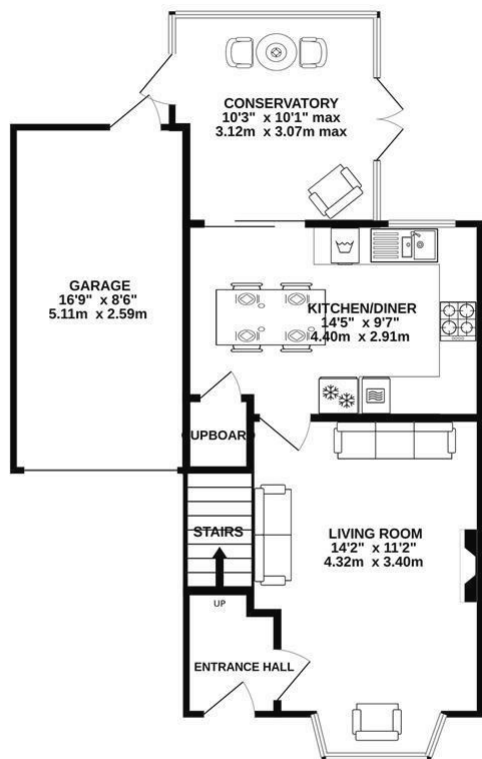
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



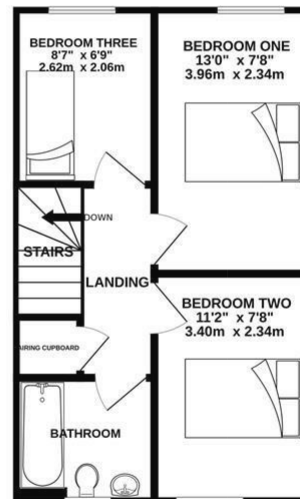
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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