



WOODBURY CLOSE, NINE ELMS, SWINDON SN5 5UH

Price £245,000

PRIMARY
HOMES & LETTINGS



**Woodbury Close, Nine Elms
Swindon SN5 5UH
Price £245,000**

*** IDEAL FIRST TIME BUY *** We are delighted to offer this stunning two bedroom end terrace house located in a quiet cul de sac in the popular area of Nine Elms, within easy access to local amenities, schools and transport links such as the M4 motorway. The accommodation comprises of entrance porch, living room, kitchen/breakfast, conservatory, two bedrooms and bathroom. Property also benefits from a garage, off road parking, front and rear garden, gas central heating and uPVC double glazing. An internal viewing is highly recommended.



Entrance Porch

Composite front door. Door to living room.

Living Room

uPVC window to front elevation. Stairs to first floor. Laminate flooring. Vertical radiator.

Kitchen/Breakfast

uPVC windows and doors to conservatory. Gloss wall and base units with worktops over. Acrylic sink and drainer. Built in single oven. Induction hob with extractor hood over. Integral dishwasher and fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Laminate flooring. Inset ceiling lights. Vertical radiator.

Conservatory

uPVC windows to side and rear elevation. Patio doors to rear garden. Laminate flooring. Radiator.

Landing

Loft access (partly boarded and light).

Bedroom One

uPVC bay window to front elevation. Laminate flooring. Radiator.

Bedroom Two

uPVC window to rear elevation. Airing cupboard. Laminate flooring. Radiator.

Bathroom

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

Front

Enclosed by picket fencing. Astroturf with mature hedging and tree. Paved path leading to front door. Outside storage cupboard. Outside light.

Rear Garden

West facing. Enclosed by timber fencing. Steps leading to paved patio and Astroturf.

Garage

Up and over garage door. Light and power.

Parking

Off street parking for one vehicle.

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

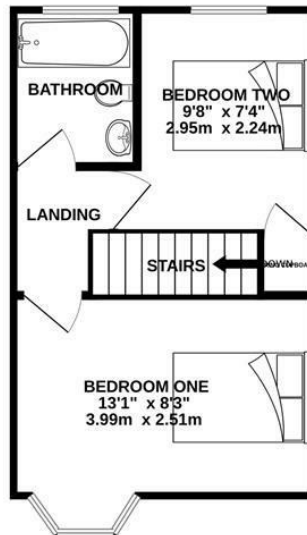
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



GARAGE



TOTAL FLOOR AREA : 709sq.ft. (65.9 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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