



**KITCHENER STREET**

Ferndale, Swindon, Wiltshire SN2 1EZ

**PRIMARY**  
HOMES & LETTINGS



## Kitchener Street, Ferndale, Swindon SN2 1EZ

- NO ONWARD CHAIN
- Mid Terrace House
- Two DOUBLE Bedrooms
- POTENTIAL TO EXTEND (STPP)
- 17ft Garage
- West Facing Rear Garden
- Upstairs Bathroom
- 20ft Lounge/Diner
- Downstairs Shower Room & Utility Room
- Excellent Location

**Offers Over £200,000**





\*\*\* NO ONWARD CHAIN \*\*\* Primary Homes & Lettings are pleased to offer this two DOUBLE bedroom mid terrace house with POTENTIAL TO EXTEND (subject to planning). Located in the popular area of Ferndale within walking distance to the town centre, train station and local amenities. The accommodation comprises of entrance hallway, lounge/diner, kitchen, utility room, downstairs shower room, two bedrooms and bathroom. Property also benefits from an enclosed rear garden, garage, gas central heating and uPVC double glazing.

#### **Entrance Hallway**

Stairs to first floor. Understairs cupboard. Laminate flooring. Radiator.

#### **Lounge/Diner**

uPVC windows to front elevation and utility room. Gas fireplace with marble surround and mantle over. Laminate flooring. Radiator.

#### **Kitchen**

uPVC window to utility room. Matching wall and base units with rolled edge worktops over. Breakfast bar. Stainless steel sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Space for fridge/freezer. Part tiled walls. Laminate flooring. Radiator.

#### **Rear Lobby**

uPVC door to utility room. Storage cupboard. Laminate flooring.

#### **Shower Room**

Obscured uPVC window to rear elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Fully tiled walls. Vinyl flooring. Heated towel rail.

#### **Utility Room**

uPVC window and door to rear garden. Space and plumbing for washing machine and tumble dryer.

#### **Landing**

Loft access. Storage cupboard.

#### **Bedroom One**

uPVC window to front elevation. Range of built in wardrobes. Laminate flooring.

#### **Bedroom Two**

uPVC window to rear elevation. Laminate flooring. Radiator.

#### **Bathroom**

uPVC window to rear elevation. White suite comprising of built in shower, vanity unit with built in wash hand basin and low level W.C. Vinyl flooring. Radiator.

#### **Front**

Mostly paved. Enclosed by brick wall with gated entrance.

#### **Rear Garden**

West facing. Enclosed by timber fencing. Paved patio with path leading to garage and gated rear access. Raised flowerbeds. Space for timber shed.

#### **Garage**

Up and over garage door. uPVC window to rear elevation. Door to rear garden.

#### **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**

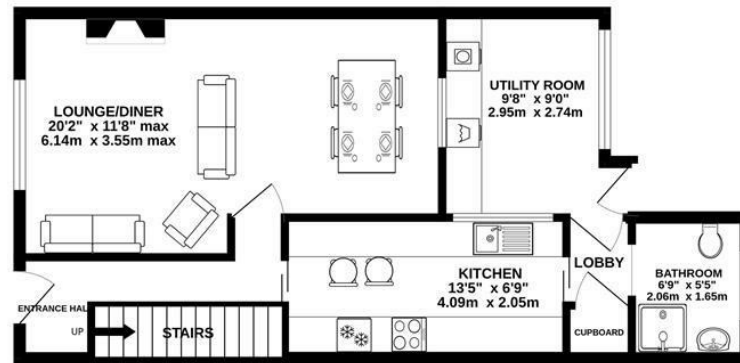
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

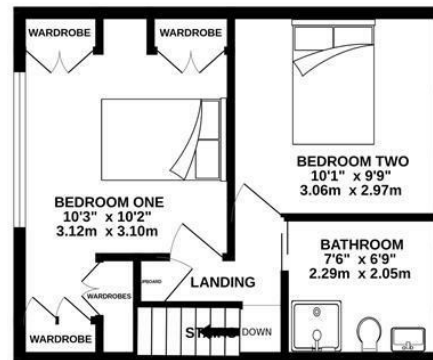
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 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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