



LEIGHTON AVENUE

Park South, Swindon, SN3 2JG


PRIMARY
HOMES & LETTINGS

Leighton Avenue, Park South, Swindon SN3 2JG

- NO ONWARD CHAIN
- Semi Detached House
- Three Bedrooms
- Versatile Front Garden (Potential Driveway Parking)
- East Facing Rear Garden
- 21ft Lounge/Diner
- Downstairs Wet Room
- Built In Wardrobes
- Good Location
- EPC Rating D

Chain Free £250,000



*** STANDARD CONSTRUCTION *** We are pleased to offer this spacious three bedroom semi detached house being sold with NO ONWARD CHAIN. The accommodation comprises of lounge/diner, kitchen, wet room, three bedrooms and bathroom. Property also benefits from front and rear garden and gas central heating. Located in Park South within easy access to all local amenities, schools and transport links such as the M4 motorway and A419. An early viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Laminate flooring. Radiator.

Lounge/Diner

uPVC window to front elevation. uPVC door to rear garden. Gas fireplace with brick surround and mantle over. Laminate flooring. Two radiators.

Kitchen

uPVC window to side elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Two storage cupboards. Part tiled walls. Laminate flooring.

Wet Room

Obscured uPVC window to rear elevation. White suite comprising of electric shower, wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Radiator.

Bedroom One

uPVC window to front elevation. Built in double wardrobe. Built in single wardrobe. Laminate flooring. Radiator.

Bedroom Two

uPVC window to side elevation. Built in wardrobe. Loft access. Laminate flooring. Radiator.

Bedroom Three

uPVC window to rear elevation. Built in wardrobe. Wood flooring. Radiator.

Bathroom

Two obscured uPVC windows to rear and side elevation. White suite comprising of panelled bath, wash hand basin with splash back tiles and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

Front Garden & Side

Enclosed by timber fencing. Mostly laid to lawn with mature trees. Gated access to front and side. Paved patio with gated access to rear garden. Storm porch. Outside tap.

Rear Garden

Enclosed by wall and timber fencing. Paved patio. Lawned area with mature trees. Undercover shelter. Brick built shed (with light). Gated access to front/side. Outside sockets and tap.

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

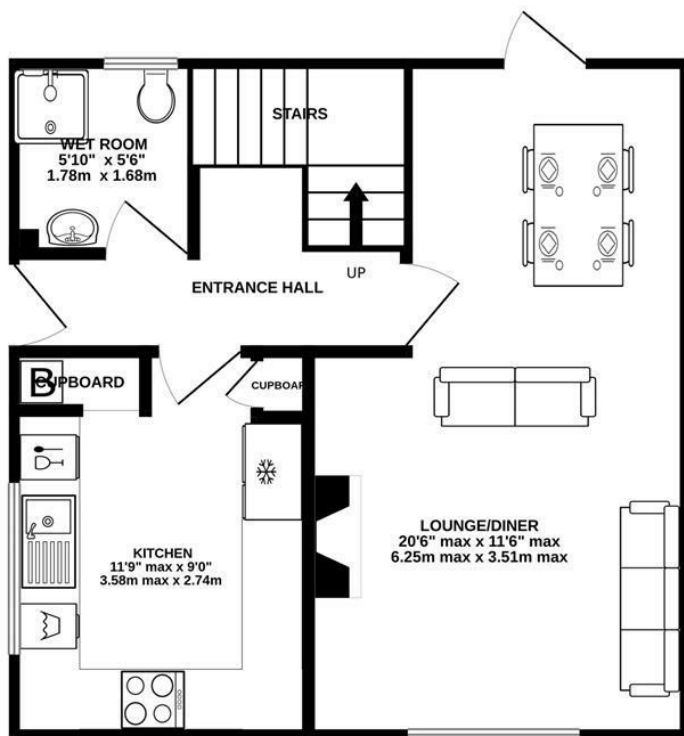
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

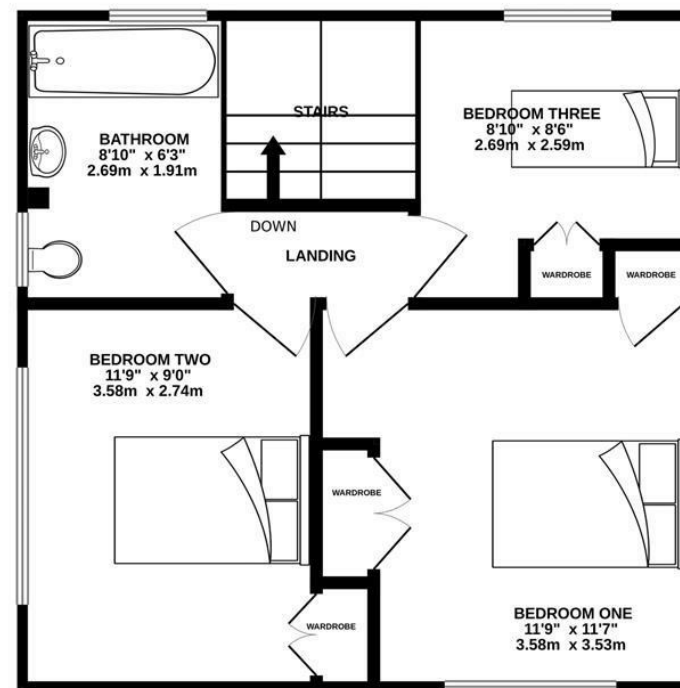
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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