

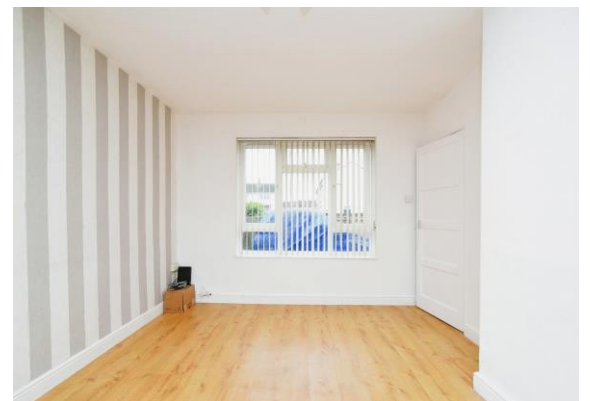
for sale

offers over **£230,000**



## Rogers Close Swindon SN3 3HJ

A three bedroom semi-detached family home located in the sought after location of SN3. In a great location for schools and other local amenities such as Greenbridge retail park, Coate Water Country Park and the hospital. Also ideal for commuting, close to the A419 and junction 15 of M4.





# Rogers Close Swindon SN3 3HJ

## Ground Floor Accommodation

### Reception Room

18' 2" Maximum x 14' 2" Maximum ( 5.54m Maximum x 4.32m Maximum )

Dual Aspect Double Glazed Windows to Front and Rear, Radiator

### Utility Room

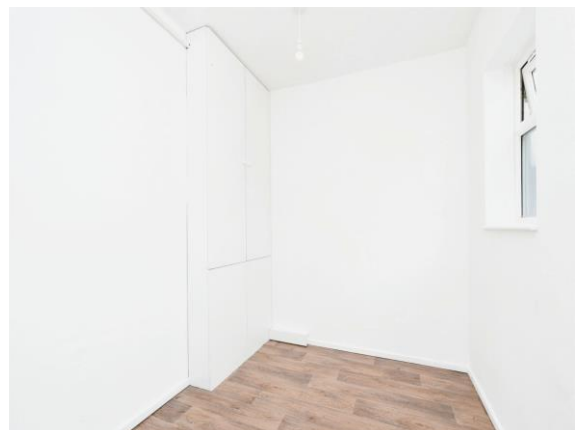
6' 1" x 8' 1" ( 1.85m x 2.46m )

Double Glazed Window to Side, Door to Side/Garden Access

### Kitchen

9' 9" x 9' ( 2.97m x 2.74m )

Double Glazed Window to Rear, Range of Wall and Base Units with Work Surface Over, Stainless Steel Sink with Mixer Tap, Space and Plumbing for Washing Machine, Space for Oven with Extractor Hood Over, Boiler



## First Floor Accommodation

### **Bedroom 1**

12' 8" x 12' 4" ( 3.86m x 3.76m )

Double Glazed Window to Front, Radiator

### **Bedroom 2**

11' 4" x 11' ( 3.45m x 3.35m )

Double Glazed Window to Front, Radiator

### **Bedroom 3**

11' 2" x 8' 1" ( 3.40m x 2.46m )

Double Glazed Window to Rear, Radiator

### **Bathroom**

Obscured Double Glazed Window to Rear, Pedestal Sink, Panel Bath with Shower Over, Towel Rail

### **Toilet**

Obscured Double Glazed Window to Rear, WC

## Outside

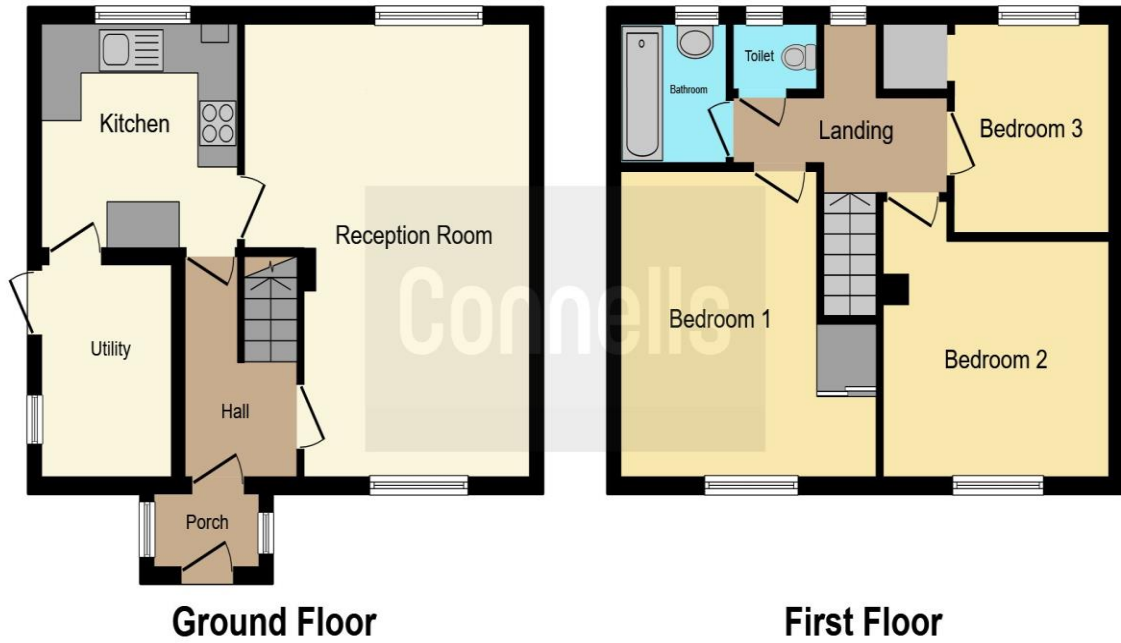
### **Front Garden**

Mostly Laid to Shingle with Side Access Gate

### **Rear Garden**

Mostly Laid to Lawn with Central Path, Shed, Enclosed by Fence Panels





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND101878 - 0018

**Tenure:** Freehold

**EPC Rating:** D

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