

for sale

from **£180,000**



Cranmore Avenue SWINDON SN3 2EJ

Introducing this well presented three bedroom semi-detached home in the popular Park South area of East Swindon. An ideal location for access to all local amenities, including the Greenbridge Retail Park, schooling and within easy reach of the Hospital and M4 (Junction 15) and the A419.



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Ground Floor Accommodation

Entrance Hall

Double Glazed Front Door, Stairs up to first floor, Under Stair Cupboard, Radiator, Access to Kitchen and Living Room leading to Dining Room

Living Room

12' 7" x 11' 4" (3.84m x 3.45m)

Double Glazed Window to Front, Radiator, Open to Dining Room

Dining Room

9' 11" x 9' 3" (3.02m x 2.82m)

Double Glazed Window to Rear, Radiator

Kitchen

8' 9" x 8' 7" (2.67m x 2.62m)

Double Glazed Window & Door to Rear, Range of Wall & Base Units with Work Surface Over, Inset Sink with Draining Board & Mixer Tap, Tiled Splash Back, Space and Plumbing for Washing Machine & Dishwasher, Space for Oven & Fridge / Freezer, Boiler



First Floor Accommodation

Bedroom 1

11' 6" x 10' 8" (3.51m x 3.25m)
Double Glazed Window to Front, Radiator

Bedroom 2

10' 9" x 9' 3" (3.28m x 2.82m)
Double Glazed Window to Rear, Radiator

Bedroom 3

8' 2" x 8' 2" (2.49m x 2.49m)
Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Three Piece Suite comprising of WC, Vanity Sink, Panel Bath with Shower and Screen Over, Chrome Heated Towel Rail, Tiled Floor

Outside

Front Garden

Potential to Convert to Driveway Parking, Currently Laid to Lawn with a Concrete Path Leading to the Front Door & Side Access Gate.

Rear Garden

Low Maintenance Enclosed Garden Laid to Patio, Storage Shed

Agents Note:

We are advised that the property is of unity construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.





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

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 SWINDON SN1 3BG

Property Ref: SND102386 - 0005

Tenure: Freehold

EPC Rating: C

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