

for sale

offers in excess of **£280,000**



## Dulverton Avenue Swindon SN3 2NS

Offered with NO ONWARD CHAIN is this spacious and modern 3 bedroom family home with driveway parking and a large rear garden! Book your viewing today to avoid disappointment.





# Dulverton Avenue Swindon SN3 2NS

## Ground Floor Accommodation

### **Cloakroom**

WC and Vanity Sink Unit

### **Lounge**

18' 3" x 11' 1" ( 5.56m x 3.38m )

Double Glazed Window to Front, Double Glazed French Doors to Rear Garden

### **Kitchen**

18' 3" narrowing to 9' 9" x 8' 11" Maximum ( 5.56m narrowing to 2.97m x 2.72m )

Double Glazed Window to Rear, Modern Range of Wall and Base Units with Work Surface Over, Stainless Steel Sink with Hot Water Dispenser, Tiled Splash Back, Integrated Dishwasher, Space for Range Style Cooker with Extractor Over, Space and Plumbing for Washing Machine, Pull Out Larder.



## **First Floor Accommodation**

### **Landing**

Linen Cupboard, Access to Bedrooms and Family Bathroom

### **Bedroom 1**

12' 4" Including Wardrobes x 9' 9" ( 3.76m Including Wardrobes x 2.97m )

Double Glazed Window to Front, 2 x Built In Storage, Built in Wardrobe, Radiator

### **Bedroom 2**

11' 4" Maximum x 11' 1" Maximum ( 3.45m Maximum x 3.38m Maximum )

Double Glazed Window to Front, Built In Storage, Radiator

### **Bedroom 3**

8' 2" x 7' 11" ( 2.49m x 2.41m )

Double Glazed Window to Rear, Built In Storage, Radiator

### **Bathroom**

2 x Obscured Double Glazed Windows to Rear, Three Piece Suite Comprising of WC, Vanity Sink Unit and P-Shape Panel Bath with Mixer Taps, Shower and Screen Over, Heated Towel Rail. Hand Rails, Tiled to Water Sensitive Areas

## **Outside Space**

### **Front Garden**

Stone Shingle Laid to Front with Path to Front Door and Bin Storage

### **Rear Garden**

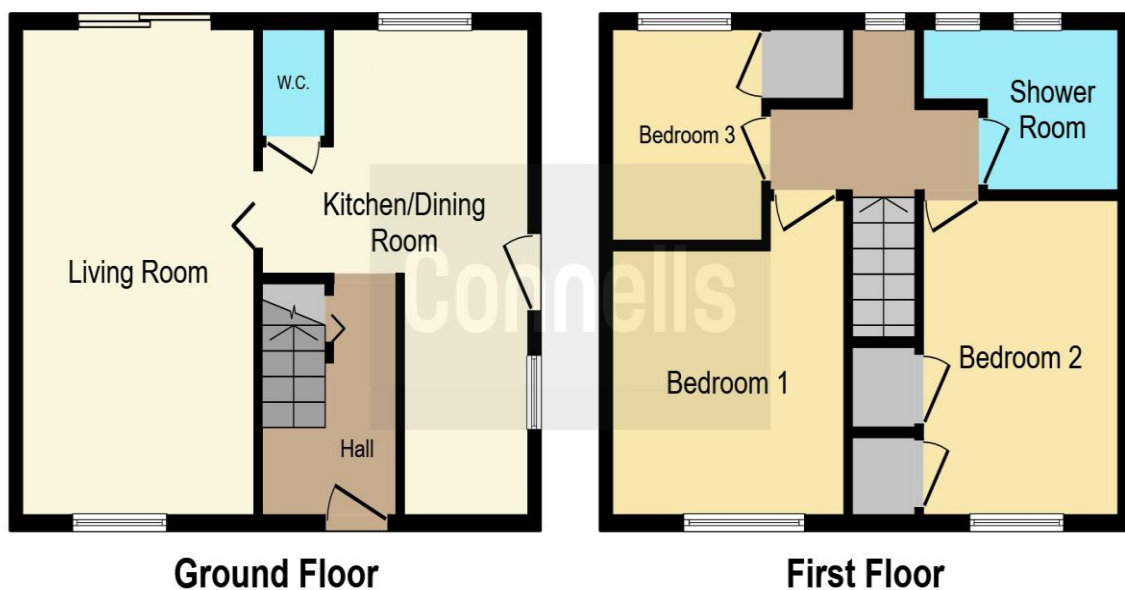
Enclosed by Fence Panels, Mostly Laid to Lawn with Patio Area, Gazebo with Feature Brick Built BBQ and 3 x Storage Sheds

### **Parking**

Driveway Parking to the Front of the Property







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: SND101771 - 0016

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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