



GRANT FRASER
TOWN & COUNTRY



8 Fitzmaurice Close, Covingham, Swindon, Wiltshire, SN3 5BS
Guide price £350,000



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A modernised property with two receptions, separate modern kitchen, utility and ground floor shower room, store area and integral garage. The three bedrooms have built in storage and there is a four piece main bathroom.

Situated in a cul-de-sac with public open space to the end of the road. There is driveway parking for a couple of vehicles and a west facing garden. The local primary & secondary schools are within a short walk and the A419, A420 and M4 roads are all within a few miles.

Description

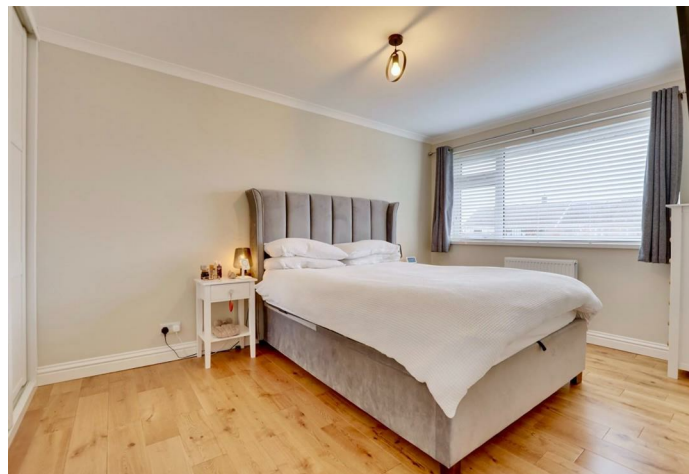
Comprising entrance hallway, living room, dining room, kitchen, rear lobby/store area, ground floor shower room, utility, three bedrooms, four piece bathroom. The entrance hallway provides some space for a shoe cupboard and hanging of jackets, stairs lead to the first floor and a door leads into the living room. The living room overlooks the front east facing garden and is open plan to the dining room which enjoys views and access directly out to the west facing rear garden. A door leads off to the kitchen with a further door leading out to a rear lobby with storage area currently housing an American fridge freezer, with a door into the garage. A corridor leads to a shower room with WC, a utility with access out to the garden. It is thought this side of the property could provide ground floor accommodation with a conversion of the garage into a bedroom and living room or potentially just a home office or similar. On the first floor there are two double bedrooms and a single room, all come with built in storage. There is a four piece bathroom with roll top bath.

Outside there is driveway parking for a couple of vehicles along with street parking. The rear garden has a patio with steps leading up to a lawned area.

Situation

Located in the east side of Swindon, with an array of local convenience shops dotted about the area, a larger Sainsbury's, Morrisons and Aldi provide bigger supermarket shops. Greenbridge retail park offers fast food restaurants and an array of homeware, clothing and general stores. Primary and secondary schools are available throughout east suburbs. A vast array of Public houses are dotted about the area to cater to the vast majority of tastes with eastern village pubs a short drive. Coate Water lake has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe.

The area has great transport links, the M4 motorway access circa 4.5 miles from the property, the A419 links to the M5 Motorway and the A420 for links to Oxford. Swindon Station is approximately 2.5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Ground Floor
Approx. 69.9 sq. metres (752.5 sq. feet)

The Ground Floor plan shows a Utility room at the top left, a Kitchen (3.73m x 2.25m / 12'3" x 7'5") to its right, and a Dining Room (3.73m x 2.54m / 12'3" x 8'4") further right. Below the Kitchen is a Living Room (4.11m (13'6") x 4.04m (13'3") max). To the left of the Living Room is a large Garage (5.20m x 2.40m / 17'1" x 7'10"). A staircase is located between the Kitchen and the Living Room.

First Floor
Approx. 38.4 sq. metres (413.1 sq. feet)

The First Floor plan shows a Bathroom at the top left, with a staircase leading down to the Ground Floor. To the right of the Bathroom are two bedrooms: Bedroom 2 (3.22m x 2.94m / 10'7" x 9'8") and Bedroom 1 (3.85m x 2.94m / 12'8" x 9'8"). Below Bedroom 1 is a third bedroom, labeled 'Bed 3' (2.83m x 1.85m / 9'3" x 6'1").

Total area: approx. 108.3 sq. metres (1165.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 66	Potential 83	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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