



GRANT FRASER
TOWN & COUNTRY

7 Arabian Avenue, Moulden View, Swindon, Wiltshire, SN5 5EL
Fixed price £216,000



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****80% OF FULL PURCHASE PRICE VIA WILTSHIRE COUNCIL** A PURCHASER MUST BE A FIRST TIME BUYER OR MOVING AFTER A SEPARATION AND EITHER WORKS OR LIVES WITHIN THE WILTSHIRE COUNCIL AREA PLEASE REFER TO MAP IMAGE - GREEN AREA - this being Purton, Lydiard, Royal Wootton Bassett etc and to the west due to being a part of the section 106 discounted home scheme.**

This larger than average two bedroom property has an entrance hallway, living room, kitchen diner, rear lobby, WC, two double bedrooms and bathroom with shower over the bath. Westerly facing landscaped garden.

Situated in Moulden View, conveniently positioned between north and west Swindon. There are countless and impressive countryside walks on the doorstep, Moulden and Peatmoor Lake being within a 10 minute walk. North Swindon Orbital and West Swindon District centre provide a wealth of amenities.

Description

Part of the Section 106 discounted home scheme, a purchaser must be a first time buyer or moving after a separation and either works or lives within the Wiltshire Council area. This property comprises; entrance hallway, living room, kitchen diner, WC, rear hallway, two double bedrooms, bathroom. The entrance hallway provides space for shoes and jacket storage, a window allows natural light in with stairs leading to the first floor and a door leading into the living room. This room has views to the front of the property, a door leads into the kitchen diner. There is an under stair cupboard, a good amount of cupboards and space for a washing machine and fridge freezer. A door leads out to a rear hallway with doors to the downstairs cloakroom and rear garden. On the first floor there are two very good double bedrooms and bathroom with a shower over the bath.

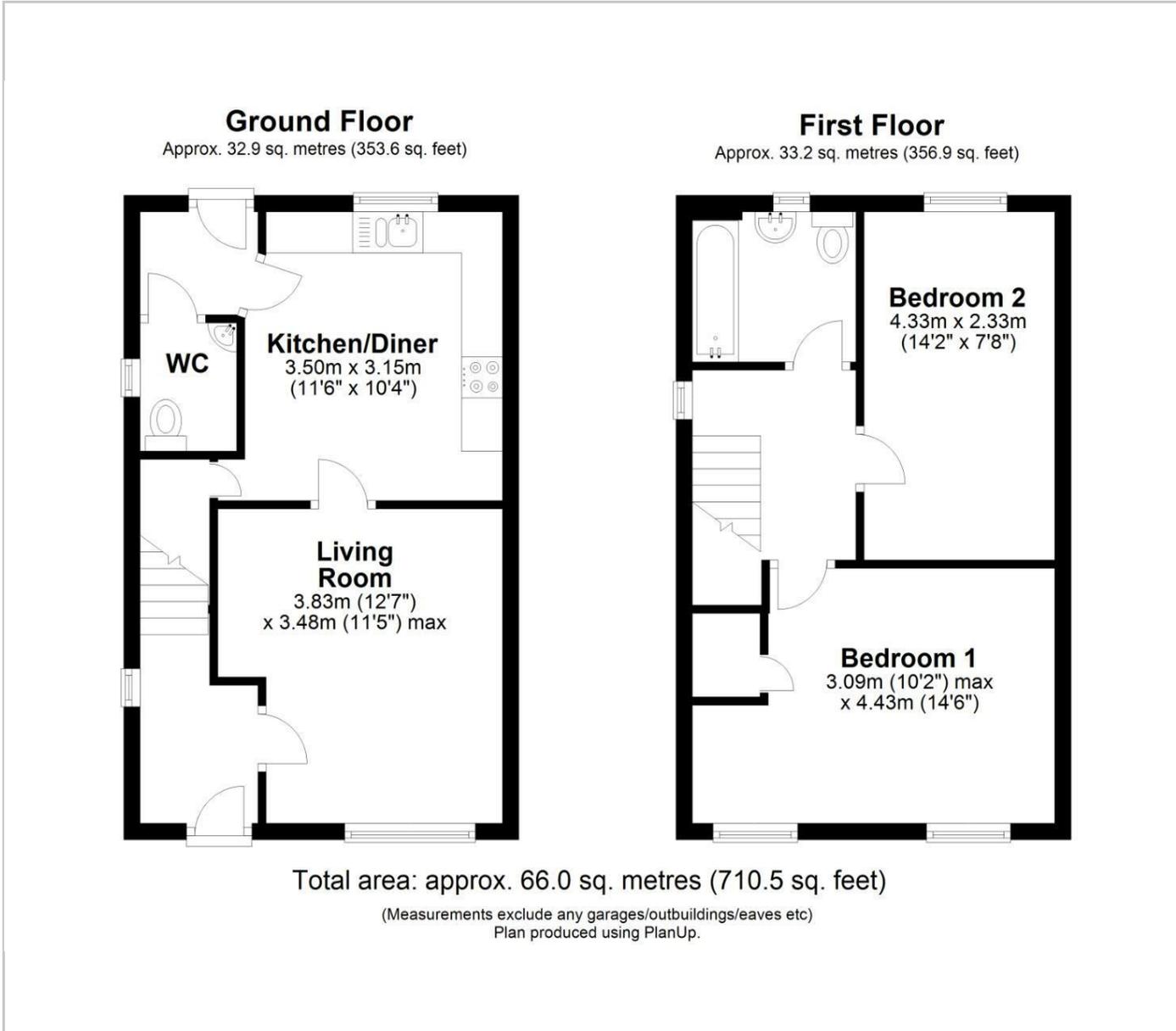
Outside there is tandem driveway parking to the immediate side of the property, a gate leads off the driveway into the rear garden which has been heavily landscaped to provide a wide expanse of patio, raised decked area along with raised Astroturf artificial lawn, sleeper borders provide space for plants and an irrigation system keeps them watered. There is also a timber bin store area in the rear garden by the gate.

Situation

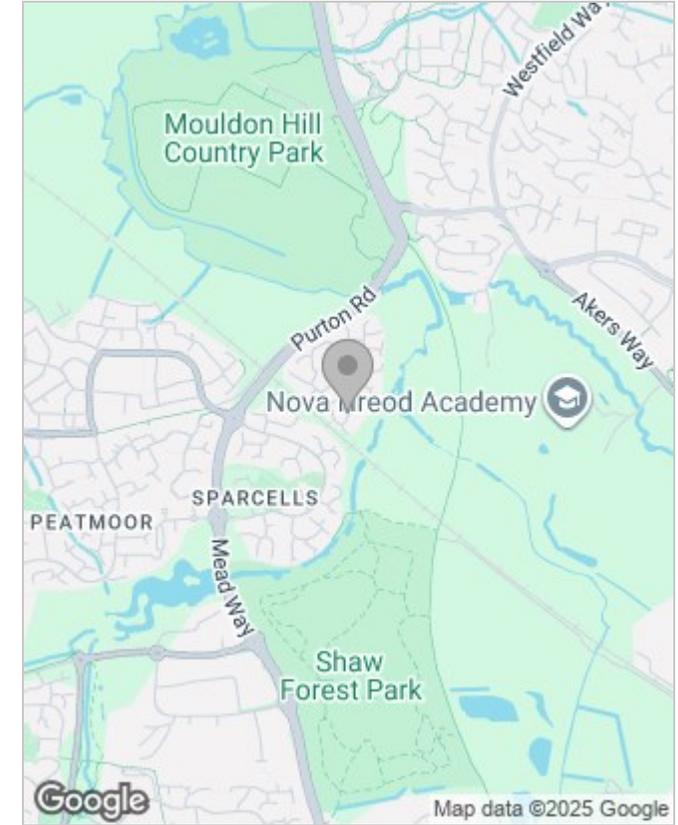
Moulden View is situated on the edge of west Swindon and at the entrance to North Swindon. The west Swindon district centre offers an ASDA supermarket along with an array of shops, takeaways and salons etc, plus the vast leisure facilities, such as ice skating and a 25 meter indoor competition pool. There are three primary schools within close proximity and bus services to local secondary schools, such as Lydiard Park Academy or Bradon Forest, which is in nearby Purton village. Lydiard country park is a beautiful 260 acre estate, open to the public year round, with play areas for the children, cafes and hosting many public events for all the family. The area has great transport links, the M4 motorway access 2 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 3.5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



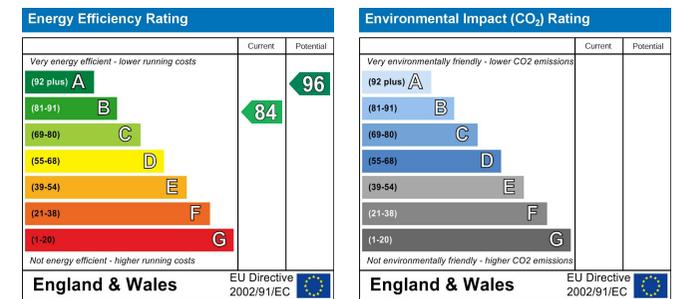
Floor Plans



Area Map



Energy Performance Graph



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