



Boydell Close Swindon

Offers over £200,000



****NO ONWARD CHAIN**** Atwell Martin are pleased to offer this TWO Bedroom, End Of Terrace House for sale, tucked away on a quiet cul-de-sac in the popular area of SHAW, Swindon.

The Location

Boydell Close is located in Shaw to the West of Swindon and not far from Lydiard Millicent and Lydiard Country Park.

The property is situated within a short walk of excellent schools and Shaw Village Centre which has great local amenities including shop, chemist, dentist, vets, Doctors surgery and public house/restaurant.

The larger West Swindon/Asda shopping centre is only a short distance away as is the Shaw Ridge Leisure Complex both of which offer an array of shops, a supermarket, cinema complex and a number of pubs / restaurants.

The M4 J16 is a two minute drive which provides access to the East and West and the Town Centre with mainline Rail Station is only a ten minute drive.

The Property

An end of terrace two bedroom home in the popular Shaw area to the West of Swindon.

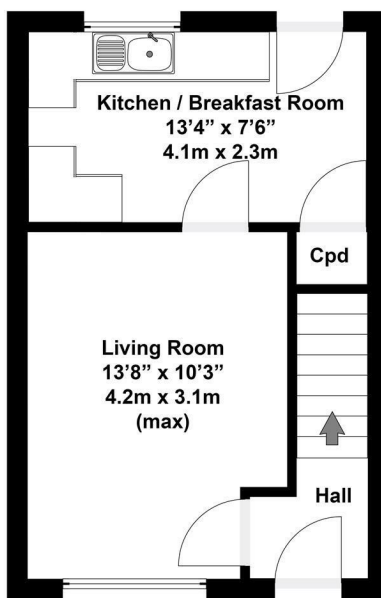
The accommodation comprises; Entrance hall, living room, newly fitted kitchen diner. The first floor offers a large main bedroom, a good sized second bedroom and fitted bathroom.

Outside

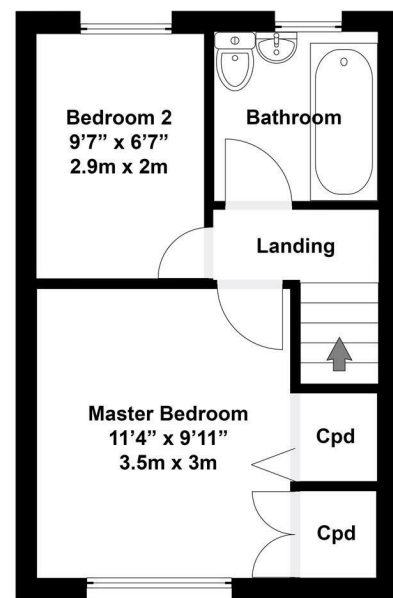
Gravel driveway parking area to front and further allocated parking space. Low maintenance rear garden, with gated access, timber shed.



▼ Ground Floor

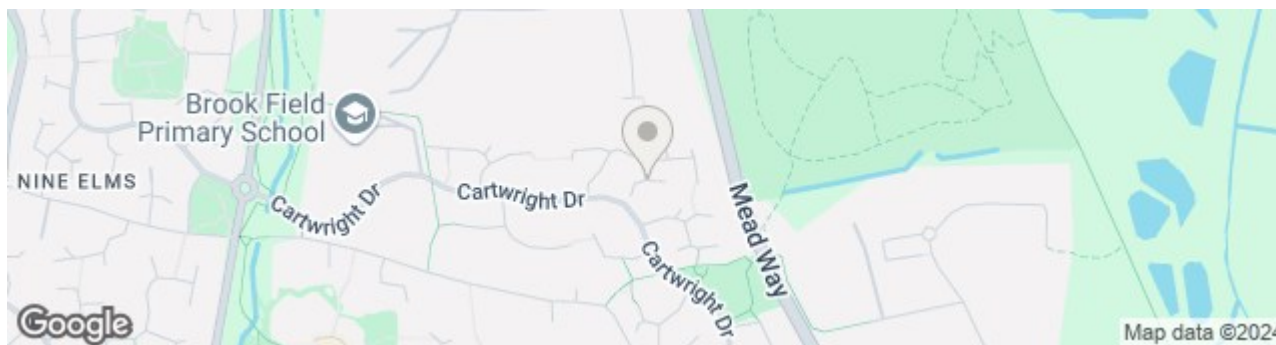


▼ 1st Floor



Total area approx: 545 sq ft / 51 sq m

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



Energy Efficiency Rating		Current	Potential
100 (Very efficient - lower saving costs)	A	91	91
80-89	B	64	84
69-79	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
More energy efficient - higher saving costs			
100 (Very environmentally friendly - lower CO2 emissions)	A	92	92
80-89	B	61	81
69-79	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
More environmentally friendly - lower CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.