



**Sywell Road, Shrivenham Swindon SN6 8FF**



**welcome to**

**Sywell Road, Shrivenham Swindon**

\*NO ONWARD CHAIN\* Allen & Harris are delighted to offer to the market this well presented 2 bed home located in the very popular village of Shrivenham offering an entrance hall, living room, kitchen/dinner, cloakroom, two double bedrooms, family bathroom, rear garden, single garage with a driveway!



**Entrance Hall**

Front aspect door and a radiator.

**Lounge**

14' 9" x 9' 5" ( 4.50m x 2.87m )

Rear aspect window, door to the garden and a radiator.

**Kitchen/ Diner**

16' 2" x 7' 9" ( 4.93m x 2.36m )

Fitted kitchen comprising of a range of wall and base units with rolled edge work surfaces over, one and a half bowl sink and drainer, tiled splashback, electric oven, gas hob, cookerhood, wall mounted boiler, plumbing for a washing machine, front aspect window and a radiator.

**First Floor****Bedroom One**

14' 9" x 10' 4" ( 4.50m x 3.15m )

Front aspect window, a storage cupboard and a radiator.

**Bedroom Two**

14' 9" x 8' 5" ( 4.50m x 2.57m )

Rear aspect window and a radiator.

**Bathroom**

Fitted suite comprising of a panel enclosed bath with a shower over, a low level W/C, hand wash basin, part tiled walls, extractor fan and a radiator.

**Outside****Rear Garden**

Enclosed by paneled fencing, patio, laid to lawn with steps leading up to a rear aspect gate.

**Parking**

Parking space in front of the garage.

**Garage**

Up and over doors.



**view this property online** [allenandharris.co.uk/Property/HWT105347](http://allenandharris.co.uk/Property/HWT105347)



welcome to

## Sywell Road, Shrivenham Swindon

- NO ONWARD CHAIN
- 60% Shared Ownership
- Two Double Bedrooms
- Kitchen/diner
- Living Room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/HWT105347](https://allenandharris.co.uk/Property/HWT105347)



Property Ref:  
HWT105347 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**01793 762407**



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



**allenandharris.co.uk**