



**Ballingers, Shrivenham Swindon SN6 8FP**

**welcome to**

**Ballingers, Shrivenham Swindon**

Allen and Harris are delighted to present this charming family home, situated in a peaceful cul-de-sac on the edge of Shrivenham village. The property offers three double bedrooms, two bathrooms, a lounge, and a spacious kitchen/diner. Outside, you'll find an enclosed garden, a garage, driveway.



### Entrance Hall

Door to front, Radiator.

### Cloakroom

Low level W.C. Hand wash basin. Part tiled walls. Radiator. Ceramic floor tiles

### Lounge

13' 9" x 12' ( 4.19m x 3.66m )  
Window to front. Radiator.

### Kitchen

15' 4" x 9' 4" ( 4.67m x 2.84m )  
Window to rear and French doors to garden, Range of wall and base mounted units with work surfaces over, Fitted dishwasher, Fitted fridge/freezer. Fitted washing machine. Integrated electric oven and gas hob with cooker hood over, Splashbacks. Understairs cupboard, Ceramic tiled floor,

### Landing

Radiator, Loft access.

### Bedroom One

Window to front. Radiator. Built-in wardrobe.

### En - Suite

11' 1" x 9' 6" ( 3.38m x 2.90m )  
Window to front. Shower cubicle with shower. Hand was basin. W.C.

### Bedroom Two

10' 8" x 8' 6" ( 3.25m x 2.59m )  
Window to rear. Radiator.

### Bedroom Three

11' 5" x 6' 5" ( 3.48m x 1.96m )  
Window to rear. Radiator.

### Rear Garden

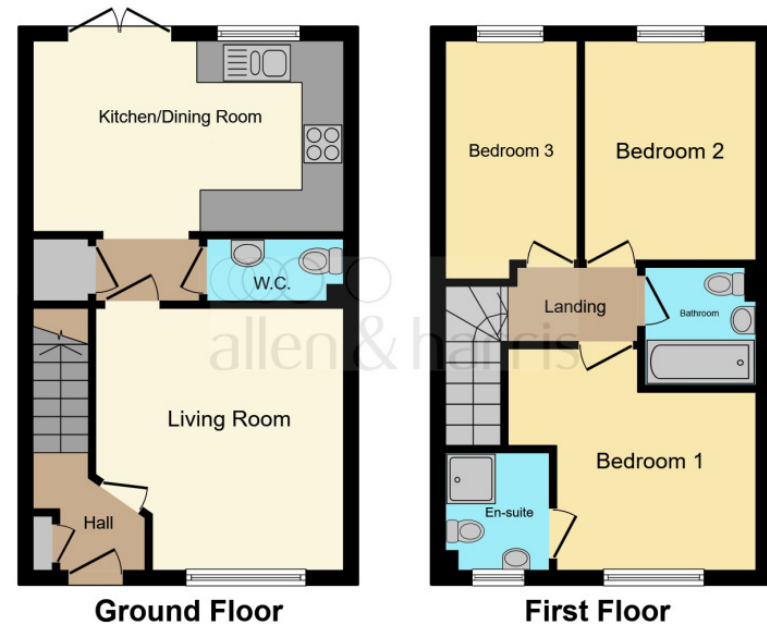
Enclosed by close board fencing. Patio. Laid to lawn. Driveway parking to garage,

### Driveway

Ample driveway parking

### Garage

Up and over door, Power and light.



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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welcome to

## Ballingers, Shrivenham Oxfordshire

- Detached Family Home
- Three Bedrooms
- Two Bathrooms and Cloakroom
- Kitchen/diner
- Enclosed Garden

Tenure: Freehold EPC Rating: B

# £425,000



Please note the marker reflects the postcode not the actual property

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