



36 Emerson Close, Abbey Meads, Swindon, Wilts, SN25 4FB  
£260,000

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**\*\* QUIET CUL-DE-SAC \*\* THREE BEDROOMS \*\* TWO PARKING SPACES \*\***

Swindon Homes are pleased to offer for sale this three bedroom house in Abbey Meads, Swindon.

The accommodation to the downstairs comprises entrance hall, living room and a kitchen/ diner. To the upstairs is the master bedroom a second double bedroom, a single bedroom and a bathroom.

Further benefits to the property include gas central heating (with a new combi boiler), uPVC double glazing throughout, a private rear garden and off-road parking for 2 cars.

The property is situated in a very desirable location near the Abbey Meads Village Centre and the amenities it has to offer. The property is also close to local schools with bus routes running nearby and it allows easy access to the A419, and thus the A420 and M4, via Thamesdown Drive.

#### **Entrance Hall**

3'11" x 3'11" (to stairs) (1.2 x 1.2 (to stairs))

Front door with frosted glass, stairs to first floor, door to living room, radiator

#### **Living Room**

10'4" x 16'0" (3.17 x 4.89)

uPVC double glazed window to front aspect, door to kitchen, radiator

#### **Kitchen**

13'6" x 8'6" (4.12 x 2.6)

uPVC double doors to garden, uPVC double glazed window to rear aspect, a selection of eye- and base-level units, wash basin with mixer tap, space for fridge/ freezer, space and plumbing for washing machine, electric fan oven with induction hob and extractor fan over, space for dining table, understairs cupboard





### Stairs and Landing

Stairs from ground floor, uPVC double glazed window to side aspect, airing cupboard with Vaillant combi boiler (installed January 2024), doors to all bedrooms and bathroom

### Bedroom One

10'2" x 8'10" (3.1 x 2.7)

uPVC double glazed window to front aspect, over stairs storage cupboard/ built in wardrobe, radiator

### Bedroom Two

5'2" into 7'5" x 11'9" (1.6 into 2.28 x 3.6)

uPVC double glazed window to rear aspect, radiator

### Bedroom Three

7'6" into 5'8" x 6'11" (2.3 into 1.75 x 2.12)

uPVC double glazed window to rear aspect, radiator

### Bathroom

6'10" x 5'2" (2.1 x 1.6)

Wash basin in vanity unit, low-level W.C., bath with electric shower over, extractor fan, heated towel rail

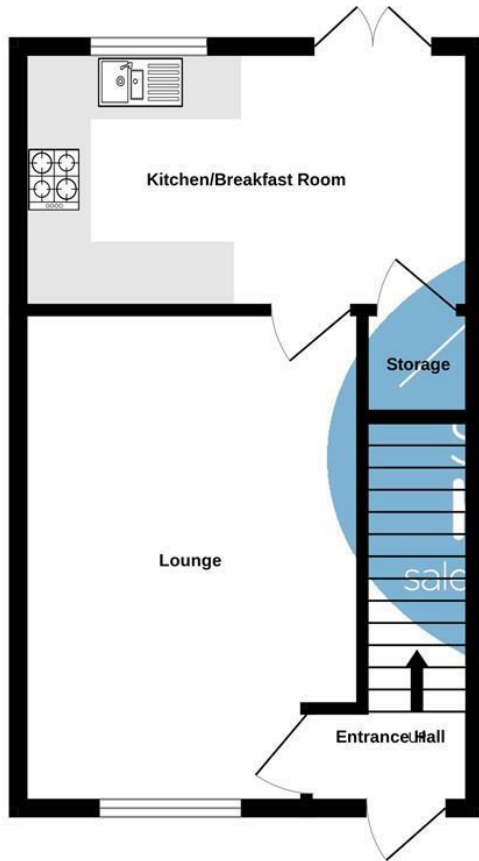
### Rear Garden

Patio with side access, paved garden leading to storage shed with power

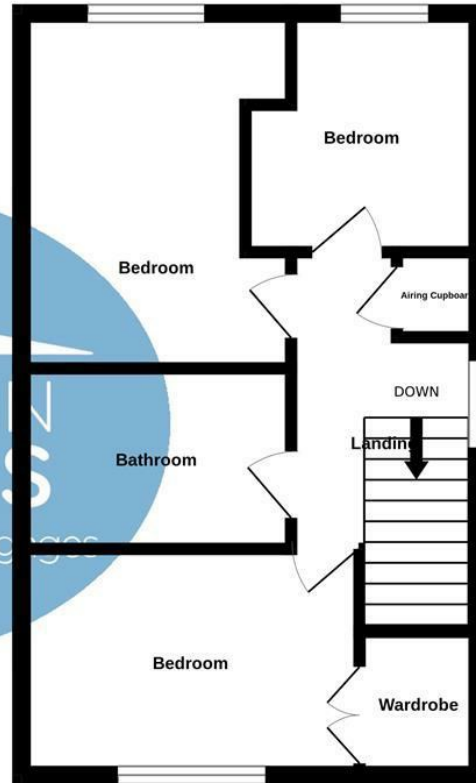




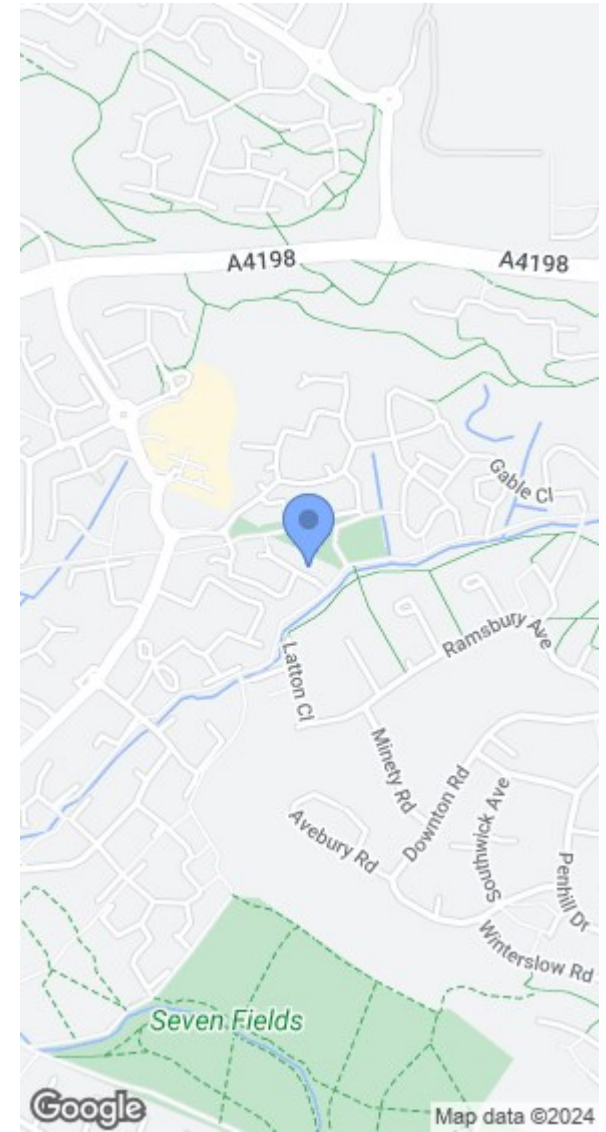
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>				(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>		
(69-80) <b>C</b>				(69-80) <b>C</b>		
(55-68) <b>D</b>				(55-68) <b>D</b>		
(39-54) <b>E</b>				(39-54) <b>E</b>		
(21-38) <b>F</b>				(21-38) <b>F</b>		
(1-20) <b>G</b>				(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
			<b>85</b>			
			<b>69</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC	