



73 Elmore, Eledene, Swindon, SN3 3TN
£300,000

SWINDON
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A lovely property located in Elmore, Swindon. This delightful home boasts ample reception space, with an open plan lounge/ diner as well as a brick-based conservatory. With three good sized double bedrooms there's plenty of space for all the family.

The private rear garden offers a peaceful outdoor space. Additionally, the driveway and garage provide convenient parking options for you and your visitors.

With a generous amount of living space, this home has been fully modernised to meet all your needs.

The property is close to local shops and amenities, with easy access to the A419. Local bus routes also run nearby

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of this home for yourself.

Entrance Hall

2'11" (to stairs) x 9'2" (0.9 (to stairs) x 2.8)

Composite front door with window to side, under stairs storage cupboard, radiator, door to living room, door kitchen, door to utility/WC

Lounge/ Diner

10'1" x 21'1" (3.08 x 6.45)

UPVC window to front aspect, serving hatch to kitchen, UPVC sliding door to conservatory, two radiators





Kitchen

10'9" x 8'6" into 11'1" (3.3 x 2.6 into 3.4)

A modern fitted kitchen with a selection of eye and base level units, matching wooden worktops, one and a half basin composite sink with mixer tap, serving hatch to dining room, two burner induction hob with extractor over, electric fan oven, built-in microwave, integrated fridge freezer, push down additional plug sockets, wooden door to lobby

Conservatory

9'8" x 8'6" (2.95 x 2.6)

UPVC double doors to garden, brick base with UPVC window surround, corrugated plastic roof, wall mounted lights

Utility/ W.C.

6'7" into 3'11" x 5'10" (2.03 into 1.2 x 1.8)

Wood framed window to lobby, low-level WC, wash basin in vanity unit, wall mounted storage cupboards, space and plumbing for washing machine, radiator

Stairs and landing

2'11" x 14'9" (0.9 x 4.5)

UPVC window to front aspect, stairs from ground floor, doors to bedrooms and bathroom, airing cupboard with Worcester boiler, storage cupboard with shelving, access to boarded loft with loft ladder

Bedroom One

9'10" x 9'6" (3 x 2.9)

uPVC window to front aspect, radiator, built-in wardrobes with sliding doors

Bedroom Two

10'2" x 9'6" (3.1 x 2.9)

uPVC window to rear aspect, radiator

Bedroom Three

10'4" into 7'0" x 6'1" into 8'1" (3.17 into 2.15 x 1.87 into 2.47)

uPVC window to rear aspect radiator

Bathroom

6'10" into 5'4" x 6'6" (2.1 into 1.65 x 2)

uPVC privacy glazed window to side aspect, pedestal wash basin with mixer tap, low level WC, bath with mains shower and folding shower screen, heated towel rail

Lobby

Wooden front and rear door, corrugated plastic roof, power sockets and storage area

Integral Garage

Electric roller door, power and light, double glazed window to front aspect, workbench

Front Garden

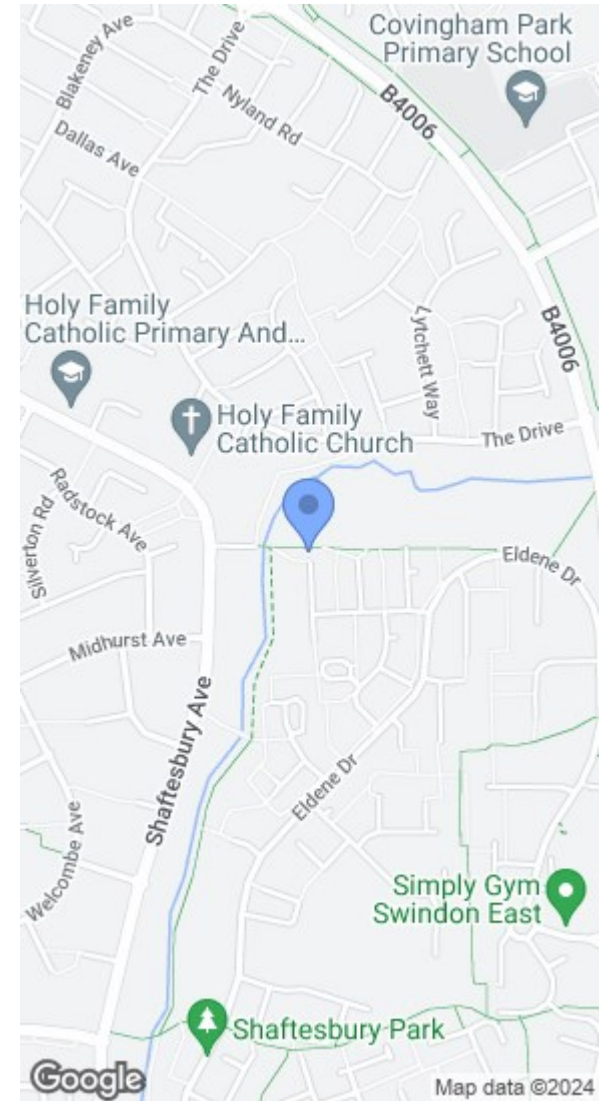
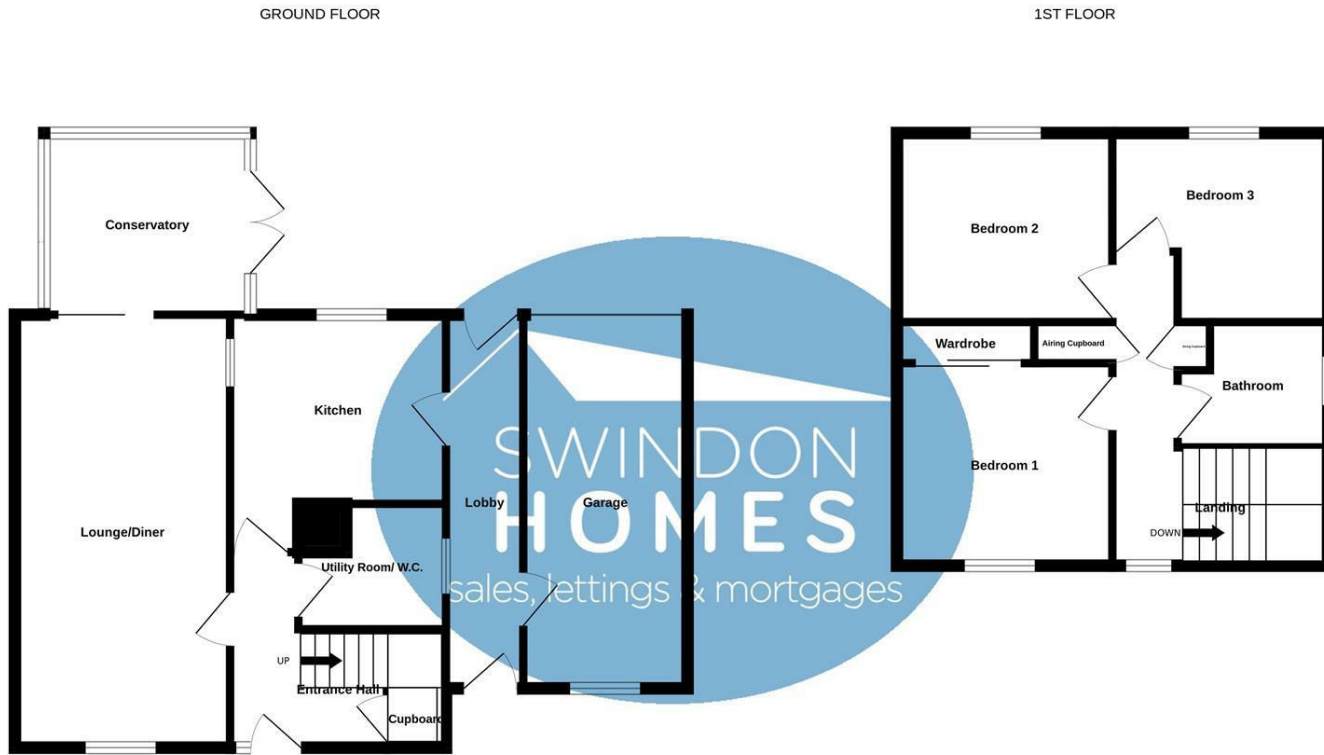
Enclosed front garden with lawn area, access to lobby

Rear Garden

Enclosed rear garden with side access, lawn area







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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		59	EU Directive 2002/91/EC