



**12 Ayrshire Close, Ramlease, Swindon, SN5 5SZ**  
**Offers In Excess Of £380,000**

**SWINDON**  
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Welcome to Ayrshire Close, a spacious property located in Ramleaze, Swindon.

This home boasts two reception rooms, two bedrooms, a shower room and a lovely, private wrap around garden.

Situated at the end of a quiet cul de sac, the large corner plot provides plenty of peaceful outdoor space.

Generous driveway parking for multiple cars and a garage mean parking is never an issue. The property's spacious layout offers plenty of possibilities for personalisation or adaptation.

Don't miss the opportunity to make this lovely house your home. With no chain involved, you could soon be enjoying the peaceful surroundings and ample space that this property has to offer.

#### Entrance Hall

4'1" x 3'5" (1.26 x 1.05)

UPVC double glazed entrance door, radiator, door to living room

#### Living Room

19'8" x 15'8" (6 x 4.8)

UPVC window to front aspect, electric fire with stone surround, two radiators

#### Dining Room

7'9" x 8'11" (2.37 x 2.74)

UPVC double doors to garden, radiator





### **Kitchen**

10'5" x 14'1" (3.2 x 4.3)

UPVC privacy glazed door to driveway, uPVC window to rear aspect, A selection of eye and base level units With matching wood effect worktops, integrated electric double oven, integrated fridge freezer, gas hob with extractor fan over, Space and plumbing for washing machine, single basin stainless steel sink, Worcester Combi boiler, integrated dishwasher

### **Hallway**

8'7" x 2'8" (2.63 x 0.83)

Door to living room. dining room, bathroom, both bedrooms, storage cupboard

### **Bedroom One**

10'11" into 12'7" (to wardrobe) x 10'5" into 6'2" (3.35 into 3.84 (to wardrobe) x 3.2 into 1.88)

UPVC double glazed window to front aspect, radiator, built-in wardrobes with sliding doors

### **Bedroom Two**

8'9" into 10'10" x 8'11" into 3'6" (2.67 into 3.31 x 2.73 into 1.08)

UPVC window to rear aspect, radiator

### **Shower Room**

6'4" x 5'11" (1.95 x 1.82)

UPVC privacy glazed window to garden, heated towel rail, Corner shower enclosure with main shower, Wash basin in vanity unit, low-level WC, extractor fan

### **Rear Garden**

Wrap around garden with patio area leading to lawn, Storage shed

### **Driveway**

Driveway parking for multiple cars leading to Garage

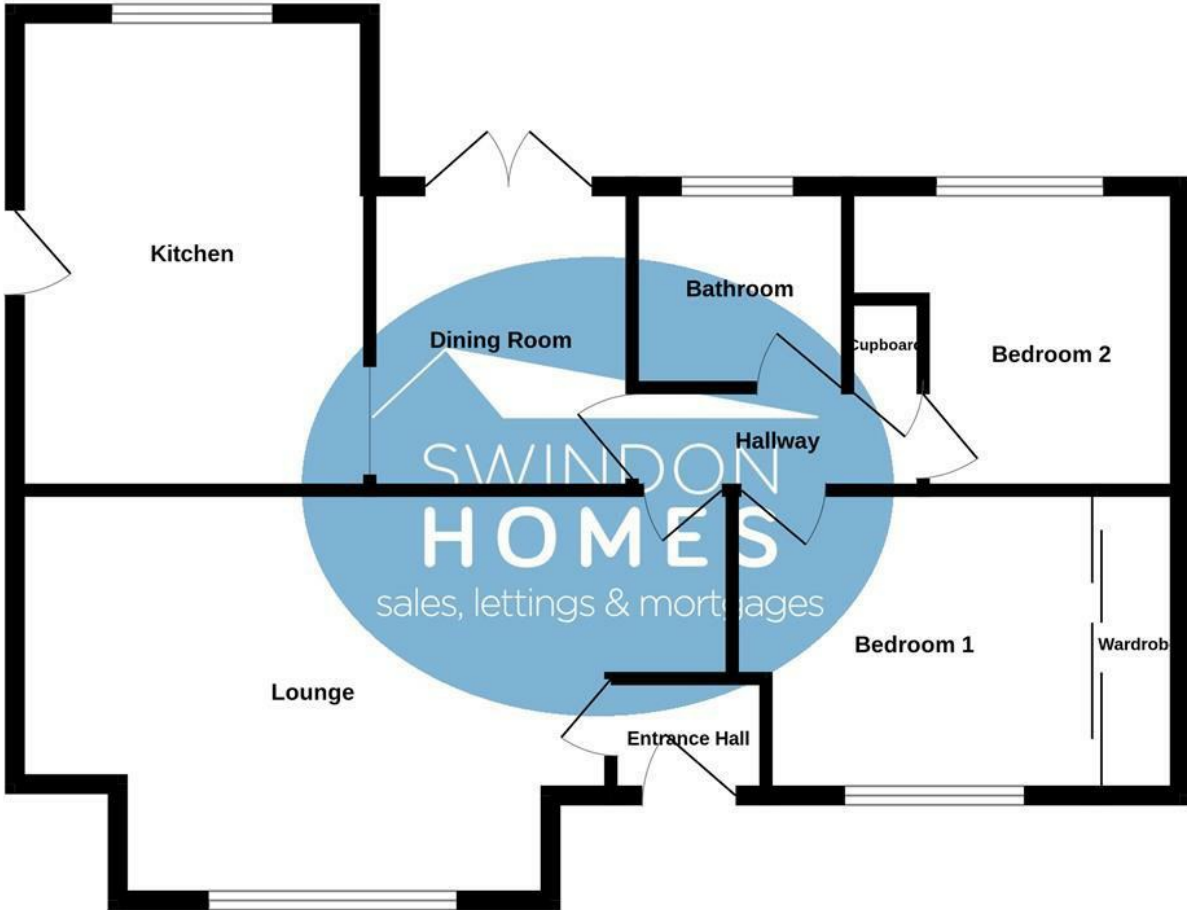
### **Garage**

Up and over garage door, power and light, door to garden





GROUND 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		