



11 Dickens Close, Swindon, SN3 6JN  
£265,000

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**\*\* NO ONWARD CHAIN \*\* SEMI DETACHED \*\*  
CORNER PLOT WITH POTENTIAL TO EXTEND (stpp)\*\***

Swindon Homes are pleased to offer for sale this **THREE BEDROOM** semi-detached home in Liden, Swindon.

The property comprises: entrance hall, living room, kitchen, downstairs WC, three good sized bedrooms and bathroom.

Further benefits include an enclosed rear garden, gas central heating and a garage and driveway parking.

The property is offered free of chain, with potential to extend to the side and rear (subject to planning permission). Other properties nearby have also extended.

This house would make a great family home or investment purchase, so don't miss out and book a viewing today!

#### **Entrance Hall**

5'10" x 7'0" (to stairs) (1.79 x 2.14 (to stairs))

UPVC entrance door, storage cupboard, stairs to first floor, door to living room

#### **Living Room**

10'4" into 13'3" x 18'2" (3.16 into 4.06 x 5.56)

UPVC window to front, radiator, door to rear lobby

#### **Kitchen**

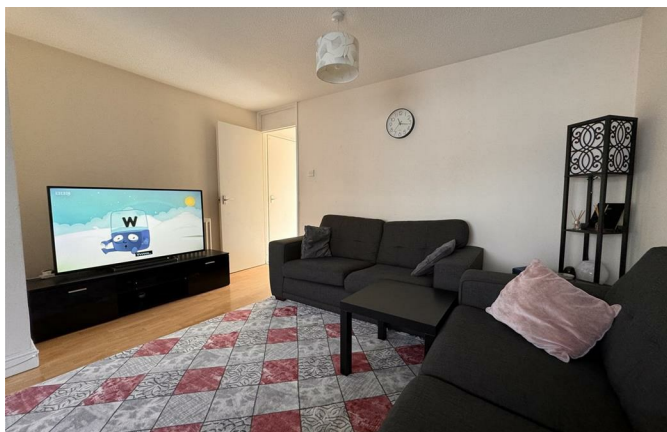
8'9" x 10'0" (2.68 x 3.06)

Window to rear aspect, units at eye and base level, space and plumbing for washing machine, space for fridge freezer, freestanding electric oven and hob, stainless steel wash basin

#### **Rear Lobby**

3'4" x 9'0" (1.04 x 2.76)

Door to garden, airing cupboard with glow worm combi boiler, door to wc, archway to kitchen





### **W.C.**

2'7" x 5'10" (0.8 x 1.8)

Window to rear, low-level wc, wall mounted wash basin

### **Landing**

5'10" x 8'11" (1.8 x 2.72)

Stairs from ground floor, doors to bedrooms, door to bathroom, storage cupboard

### **Bedroom One**

10'7" into 8'10" x 15'3" (3.23 into 2.7 x 4.66)

Window to rear, radiator

### **Bedroom Two**

8'10" x 12'7" (2.7 x 3.84)

Window to front, radiator

### **Bedroom Three**

7'7" x 6'6" into 9'8" (2.32 x 2 into 2.95)

Window to front, storage cupboard, radiator

### **Bathroom**

7'6" x 5'10" into 8'7" (2.3 x 1.8 into 2.62)

Window to rear, low level wc, pedestal wash basin, bath with electric shower and shower screen

### **Rear Garden**

Patio area leading to lawn, access to garage



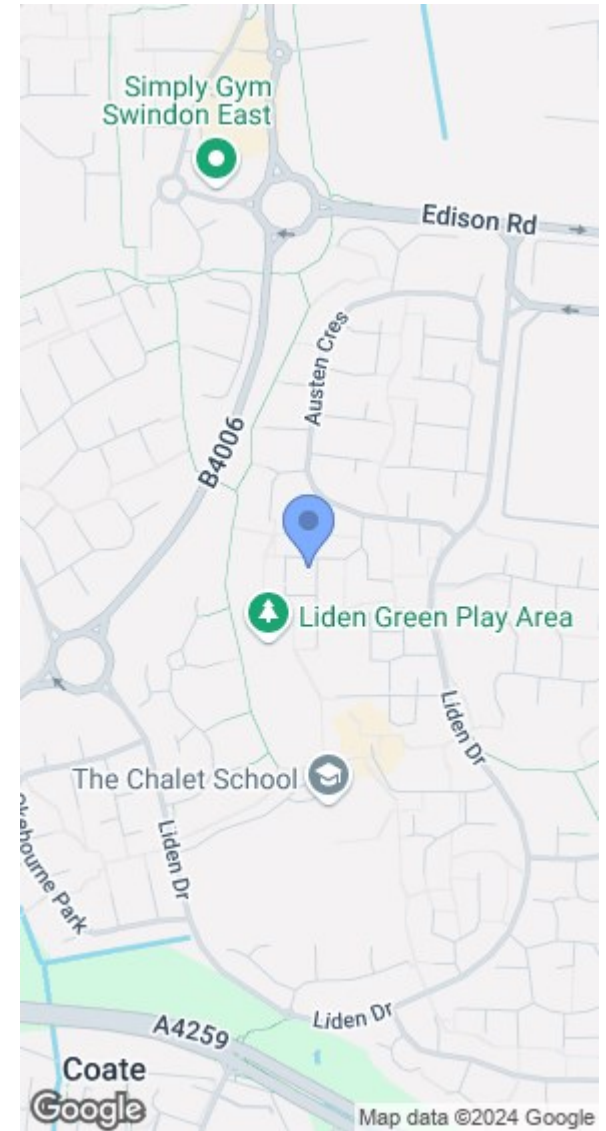


GROUND FLOOR

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	
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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC