



18 Kellsboro Avenue, Wroughton, SN4 9HT
Offers In Excess Of £280,000

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Swindon Homes are pleased to offer for sale this well presented, two double bedroom, semi-detached bungalow situated in a quiet location in Wroughton.

The accommodation comprises , entrance porch, hallway two double bedrooms, separate lounge and dining room, fitted kitchen, modern shower room and conservatory.

Further benefits include uPVC windows and doors, gas central heating with two year old combi boiler, two year old electrics and carpets, replastered walls plus a good size enclosed rear garden with paved parking to front for two to three cars.

The property is close to local bus routes, shops, schools and has easy access to the M4 if required.

Front Garden / Parking

Paved driveway with parking for two to three cars, small bush to side, gate for side access, door to entrance porch.

Entrance Porch

uPVC porch with door to front, tiled floor.

Hall Way

13' x 3'7" (3.96m x 1.09m)

Half glazed entrance door from porch to hallway, doors to both bedrooms, bathroom, and storage cupboard., vinyl flooring. radiator.

Bedroom one

13'6" x 9'9" (4.11m x 2.97m)

uPVC window to with fitted blinds to front aspect, radiator, large open wardrobe.

Bedroom two

10'9" x 8' (3.28m x 2.44m)

uPVC window with fitted blind to front aspect, radiator.





Bathroom

4'9" x 7'9" into 5'3" [to shower] (1.45m x 2.36m into 1.60m [to shower])

Opaque uPVC window to side aspect. A modern fitted bathroom comprising walk in double shower with tiled splashbacks, comfort level WC, pedestal wash basin, radiator with integrated towel rail, wall mounted cabinet, demisting mirror with LED lighting, ceiling down lights, vinyl flooring, part tiled walls.

Lounge

12'1" x 14'07" (3.68m x 4.45m)

uPVC sliding patio doors to conservatory, radiator, feature fire place, door to kitchen and hallway.

Kitchen

11'2" x 7'9" (3.40m x 2.36m)

uPVC window to side aspect. uPVC door with window to side. A modern fitted kitchen comprising a selection of wall and base units with matching work tops, one and half bowl stainless steel sink unit, integrated Bosch induction hob with extractor over, tower unit housing self cleaning oven and separate oven/ grill, storage above and below, integrated fridge, space and plumbing for washing machine, wall mounted two year old combi boiler, ceiling down lights, vinyl flooring.

Dining Room

7'2" x 16'09" (2.18m x 5.11m)

uPVC windows to rear with one with fitted blinds to front, half glazed uPVC door to garden, wall mounted electric heaters, doorway to conservatory.



Conservatory

7'9" x 9'9" (2.36m x 2.97m)

Patio sliding doors from lounge to conservatory and from conservatory to garden., wall mounted heater.

Rear Garden

approx 37' into 20'9" to shed and summer house] x (approx 11.28m 'into 6.32m to shed and summer house)

An enclosed easy maintenance rear garden to rear of property, side gate for access to driveway, garden is half paved with the other half laid to Cotswold stone and decorative paving stones, raised flower beds, large shed and summerhouse, all enclosed with wooden fencing.

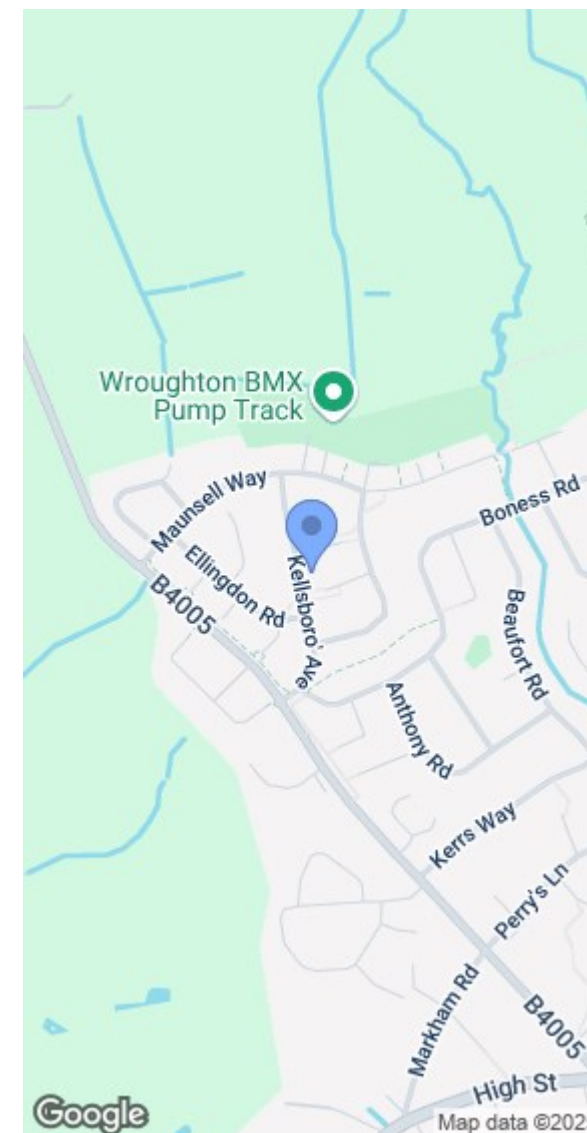




GROUND FLOOR



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(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		England & Wales	EU Directive 2002/91/EC	