



5 Caxton Close, Park, Swindon, Wilts, SN3 2HS
£260,000

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Swindon Homes are pleased to market this very well presented three bedroom, mid-terraced property situated at the end of the cul-de-sac in a quite location. The accommodation comprises : entrance hall, study / office, large lounge / diner, kitchen, stairs to first floor, two double bedrooms , one good size single and a family bathroom. Further benefits include gas central heating, uPVC doors and windows, a two year old combi boiler, an enclosed south facing rear garden

The property is close to local schools, bus routes and shops with easy access to the A419 or M4 if required.

Front

17'4" x 27'6" approx (5.28m x 8.38m approx)

Large paved area to front.

Entrance Hall

5'8" x 6'1" (1.73m x 1.85m)

Half glazed uPVC front door with opaque window to side, doors to office, kitchen and lounge, stairs to first floor, laminate floor, radiator.

Lounge / Diner

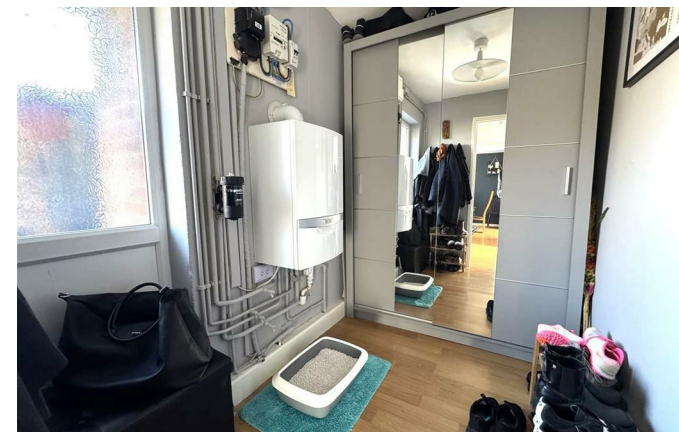
28' x 11'6" (8.53m x 3.51m)

uPVC windows to front and rear aspect, two radiators, feature fire place with electric fire, understairs storage cupboard, laminate flooring.

Office / Storage

5'8" x 7'4" (1.73m x 2.24m)

Opaque uPVC window o front aspect, storage cupboard, wall mounted Vaillant combi gas boiler, laminate flooring.





Kitchen

7'3" x 12'5" (2.21m x 3.78m)

uPVC window to rear aspect. A modern fitted kitchen with a selection of units at both eye and base level. matching work tops, stainless steel single bowl sink unit with mixer tap over, tiled splash backs, stand alone gas cooker with electric oven., space and plumbing for washing machine, space for fridge / freezer, radiator, uPVC half glazed door to garden, tiled flooring.

Stairs to First Floor

11'3" x 6' (3.43m x 1.83m)

From entrance hall 'u' shaped wooden stairs with uPVC window to rear landing with doors to all bedrooms and bathroom, access to insulated loft space.

'L' Shaped Bathroom

2'8" x 2'3" into 4'5" x 5'6" (0.81m x 0.69m into 1.35m x 1.68m)

Opaque uPVC window to rear aspect. A modern fitted bathroom suite comprising panelled bath with with electric Triton shower over, shower screen, pedestal wash basin with tile surround, low level WC, radiator.

Bedroom one

11'4" x 11'7" (3.45m x 3.53m)

uPVC window to rear aspect, radiator.

Bedroom Two

2'6" x 2'9" into 11'6" x 8'4" (0.76m x 0.84m into 3.51m x 2.54m)

uPVC window to front aspect, radiator, clothes hanging area / storage area next to door.



Bedroom three

7'4" x 9'7" (2.24m x 2.92m)

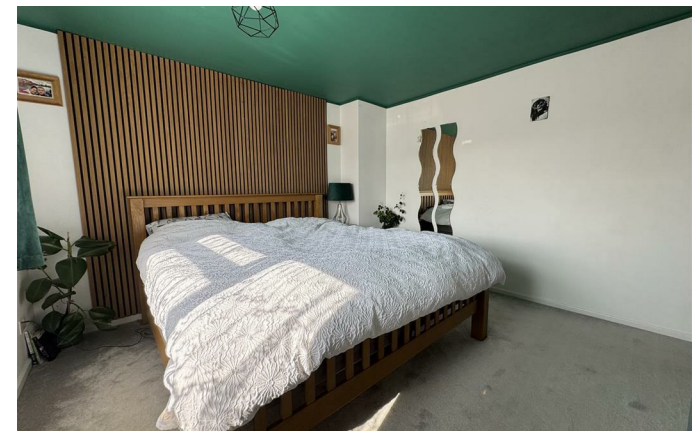
uPVC window to front aspect, radiator.

Rear Garden

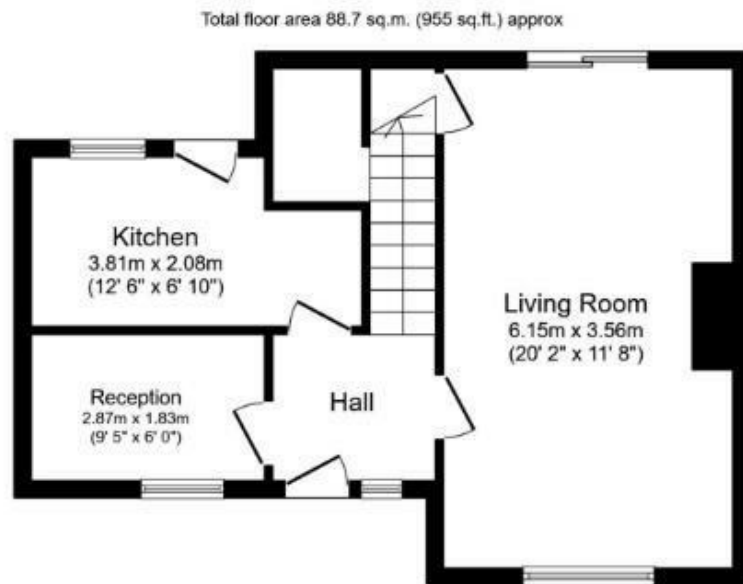
approx 28' x 29' reducung to 10'7" x 10' (approx 8.53m x 8.84m reducung to 3.23m x 3.05m)

An south facing enclosed garden comprising patio area to path with lawn to side and decorative slate border to rear of garden , tree and decorative slate surround, out side tap.

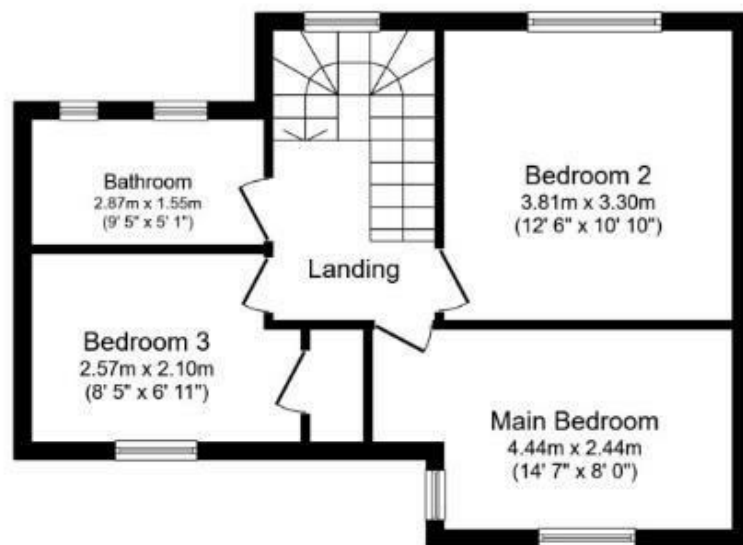




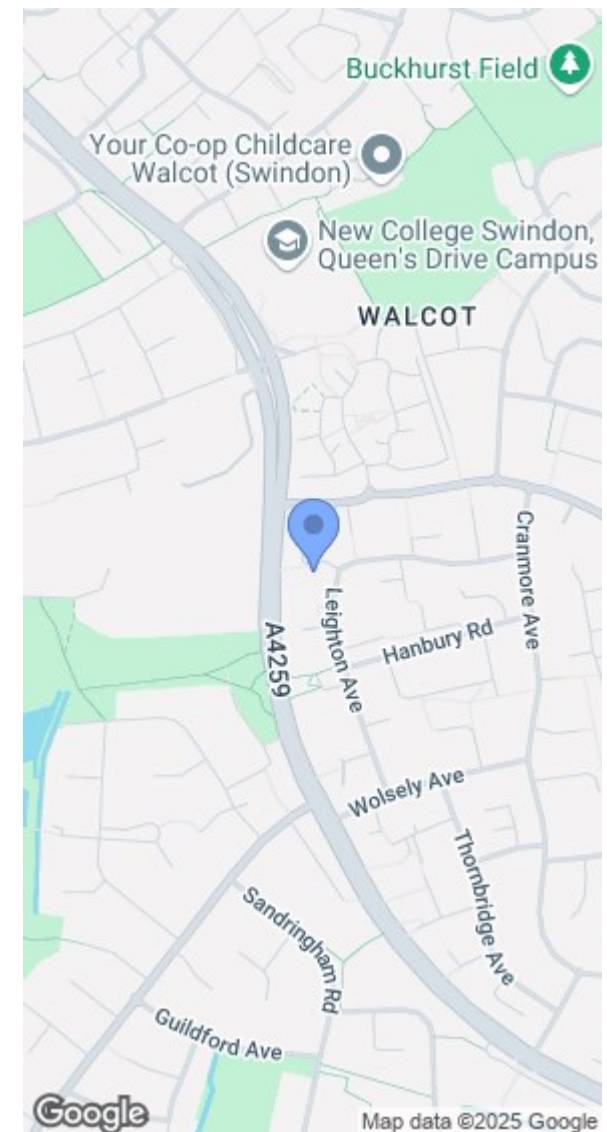




Ground Floor
Floor area 44.4 sq.m. (478 sq.ft.) approx



First Floor
Floor area 44.4 sq.m. (478 sq.ft.) approx



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	England & Wales	EU Directive 2002/91/EC