



45 Clapham Close, Moredon, Swindon, Wilts, SN2 2FL
£300,000

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Swindon Homes are pleased to market this well presented three bedroom, end-terraced property situated on a quiet residential road in Moredon, Swindon. The accommodation comprises; entrance hall, cloakroom, lounge, kitchen / diner, master bedroom with en-suite, a double bedroom and a good size single, plus family bathroom. Further benefits include gas central heating, uPVC doors and windows, garden office, single garage and driveway parking.

The property is close to local shops, a selection of schools, a medical centre and local bus routes.

Front Garden

Small flower border to front and side of driveway. path to front door.

Entrance Hall

5'7" x 3'3 (1.70m x 0.99m)

Part glazed front to door into hallway, radiator, doors to cloak room and lounge.

Cloak Room

5'7" x 2'7" (1.70m x 0.79m)

Low level WC, small pedestal wash basin, wall mounted mirror, radiator, extractor.

Lounge

17'8" x 12'2" (5.38m x 3.71m)

uPVC window to front aspect, two radiators, stairs to first floor, feature fire place, door to kitchen.





Kitchen / Diner

9' x 15'5" (2.74m x 4.70m)

uPVC window to rear aspect plus uPVC patio doors to garden. A modern fitted kitchen with a selection of kitchen units at both eye and base level with matching work tops, stainless steel sink unit with mixer tap over, integrated four burner gas hob with oven under and extractor over, wall mounted gas boiler, space and plumbing for washing machine, space for fridge / freezer, tiled floor. radiator, door to understairs storage cupboard. There is plenty of space for a family size dining table and chairs.

Stairs to First Floor landing.

12'10" x 6'3" (3.91m' x 1.91m)

From Lounge stairs with balustrade to first floor landing. doors to all bedrooms, family bathroom and airing cupboard housing immersion tank, , access to insulated loft space.

Master Bedroom

11'6" to wardrobe x 8'5" (3.51m to wardrobe x 2.57m)

uPVC window to front aspect, radiator, door to en-suite.

En-Suite

4'4" x 4'4" into 5'6" to shower cubical (1.32m x 1.32m into 1.68m to shower cubical)

a white suite comprising low level WC, pedestal wash basin, walk in shower with tiled splashbacks, radiator, extractor.

Bedroom Two

10'2" x 8'62 (3.10m x 2.44m)

uPVC window to rear aspect, radiator,



Bedroom Three

8'7 x 6'2" (2.62m x 1.88m)

uPVC window to front aspect, radiator.

Family bathroom

5'6" x 6'3" (1.68m x 1.91m)

uPVC Opaque window with fitted blind to rear aspect. A modern white bathroom suite comprising low level WC, pedestal wash basin with stand alone storage cupboard below, panelled bath, radiator, wall mounted mirror, part tiled wall, extractor fan.



Rear Garden

approx 20' reducing to 13' x 36' reducing to 19'9 (approx 6.10m reducing to 3.96m x 10.97m reducing t)

Patio to rear of property with path to wooden gate for front access. decorative stone then steps with raised beds to either side, to seating area laid with decorative stones, lawn to side, path to garden office, wall mounted tap, all enclosed by wooden fencing.

Garden Office

The garden office is situated at the side of the property with access via a path from the patio. It has power, light and wifi connection plus double half glazed entrance doors.

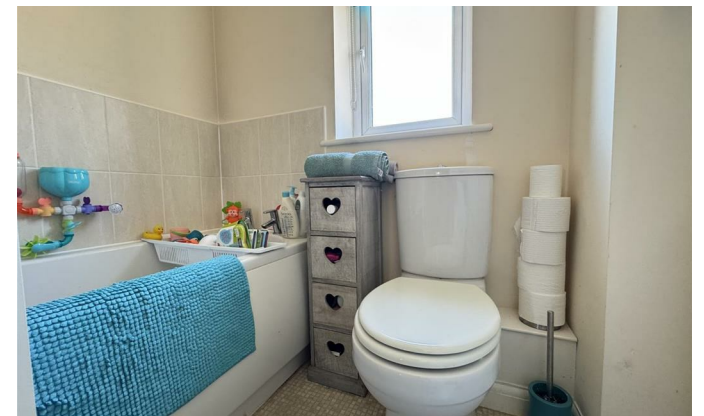
Garage and Parking

garage 17' x 8' approx (garage 5.18m x 2.44m approx)

To side of the property under the adjacent coach house is the garage with an up and over door, plus driveway parking for one car.

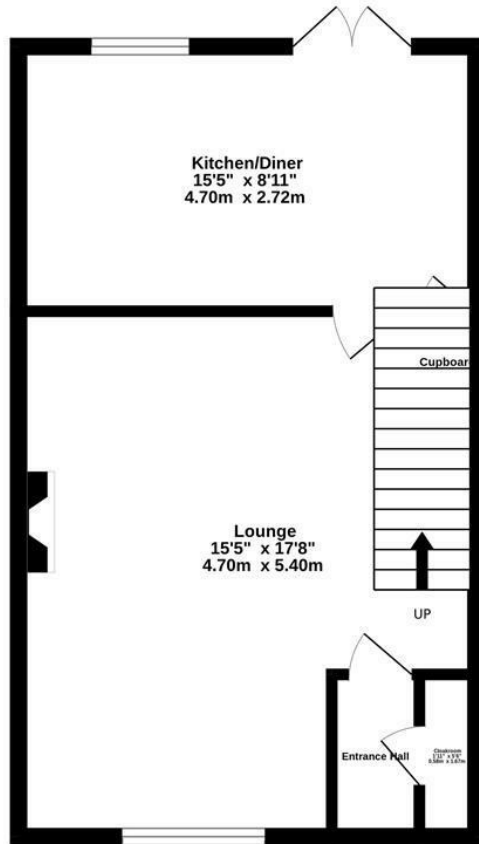
Service Charge

There is a service charge for the upkeep of the area of approx. £100 / 6 months

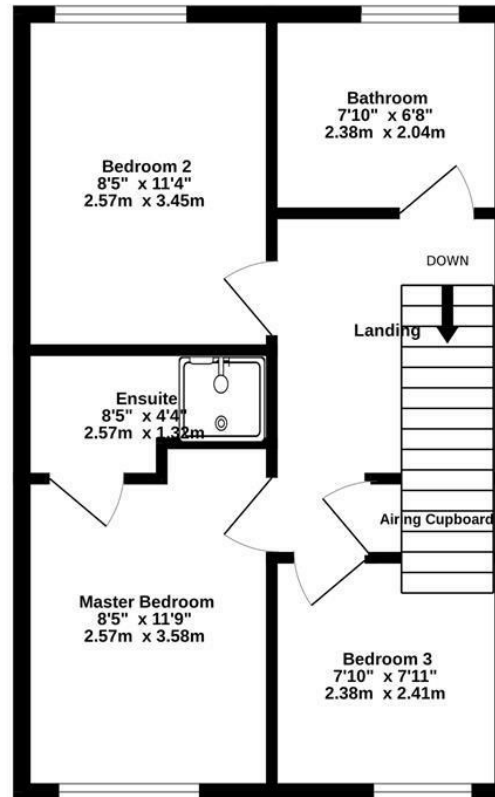




GROUND FLOOR

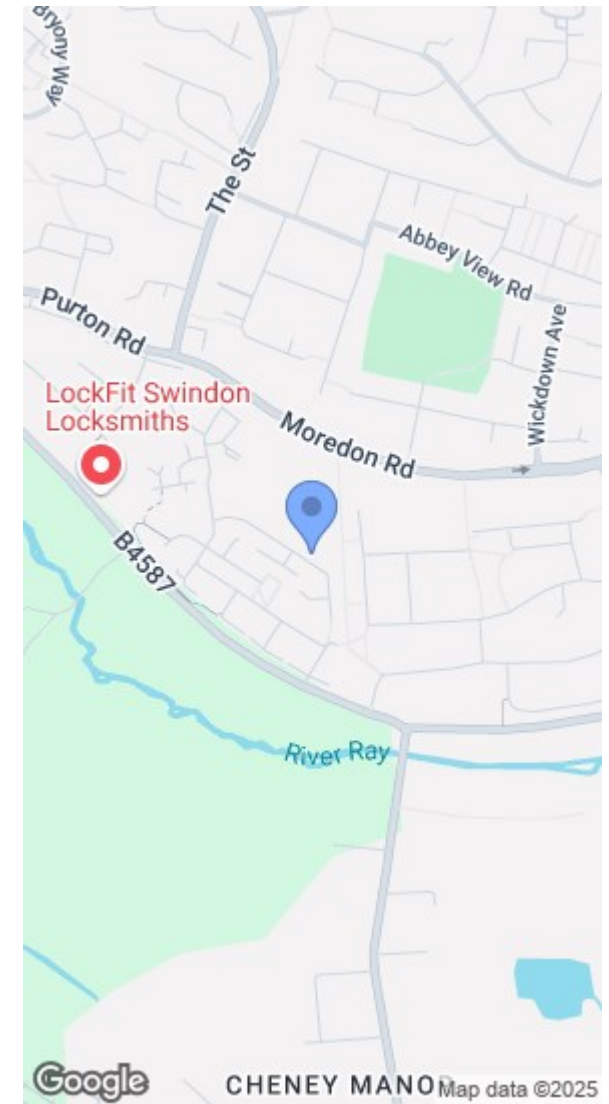




1ST FLOOR



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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		91		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C		78		(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	
				