







## 44 Parsonage Farm Close, Swindon, Wiltshire.

### DIRECTIONS

Please use the postcode SN6 6LY or call the office at any time for detailed directions from your location.

### SUMMARY

Substantial three bedroom detached home with low maintenance, enclosed rear garden, large kitchen/dining room, downstairs cloakroom, and plenty of storage. It is situated in a quiet residential area within easy reach of the High Street of this popular town and the facilities it has to offer. The property is offered for sale with no onward chain.

### PROPERTY

The property is accessed from the front via a large and welcoming entrance hall with useful storage cupboard and stairs rising to the first floor. To the left is the large dual aspect living room which benefits from patio doors out to the garden and a further understairs storage cupboard. There is a large kitchen/breakfast room which is fitted with a range of storage and appliances as well as plenty of space for a dining table and access out to the garden. The ground floor is completed by a cloakroom fitted with a suite comprising wc and wash hand basin.

The first floor landing has a window to the front, airing cupboard housing the gas fired combi boiler, a further storage cupboard and access to all of the rooms. There are three good sized bedrooms and a family bathroom with a suite comprising bath with shower over, wc, and wash hand basin.

### GARDENS

The property fronts a foot path and has a small area of garden to with a path to the front door. The rear garden is enclosed by fencing with the benefit of gated access. There is solid built storage and it has been landscaped with ease of maintenance in mind with block paved patio and path, artificial lawn, and raised decked borders with mature trees. There is parking available nearby.

### LOCATION

The property is located in a quiet residential close with easy reach of the High Street. It is possible to reach the nearby playpark, and schools, without crossing a road. Cricklade is a popular town with a range of local amenities and excellent transport links.

### VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

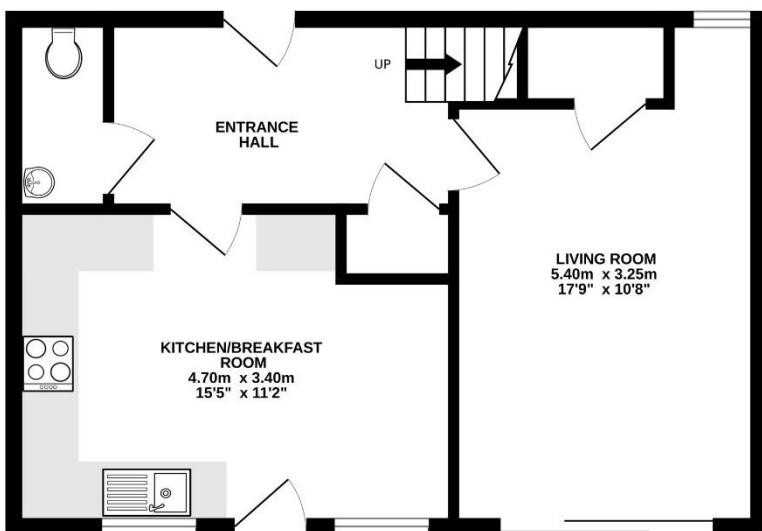
### MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

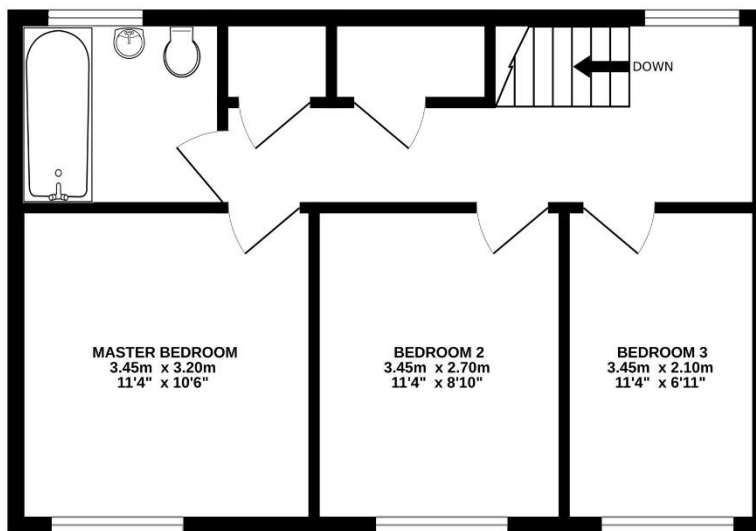
### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

## 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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