







## 20 Alicia Close, Taw Hill Swindon, Wiltshire.

### Directions

Please use the postcode SN25 1XE or call the office at any time for detailed directions from your location.

### Summary

Situated in a quiet tucked away position, but convenient for local amenities, is this spacious and well presented semi detached house with driveway parking and garage. The accommodation includes kitchen/dining room, large living room, three bedrooms, bathroom, ensuite, and downstairs cloakroom. Further benefits include gardens to three sides and it is offered for sale with no onward chain.

### Step inside

The property is accessed into a welcoming entrance hall with stairs leading to the first floor and a useful cloakroom with wc, and wash hand basin. To the left is a spacious kitchen/dining room which offers plenty of built in storage and appliance space as well as room for a dining table. A large living room stretches across the rear of the property with double doors leading out to the garden and a storage cupboard.

The first floor landing has access to the three good size bedrooms, and family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin. The master bedroom also has an ensuite fitted with shower, wc, and wash hand basin.

### Step outside

The front garden is laid to lawn with a path leading to the front door. There is driveway parking leading to the garage with up and over door to the front.

There is gated access to the rear garden which is enclosed by fencing and a wall, and has been landscaped with ease of maintenance in mind featuring areas of patio and artificial lawn.

### Area insight

The property is located in a tucked away position but with easy access to the many amenities of this popular residential area. The local village centre has a Co-op, medical centre, pharmacy, food retailer, charity shop, and primary school. There are a range of further amenities and it remains convenient for the town centre, railway station and more.

### Photographs

Please note that the internal photographs are taken in a neighbouring property which is the same style and size property, but the alternate side semi and so flipped form left to right. All external photographs belong to number 20.

### Viewing

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

### Additional services

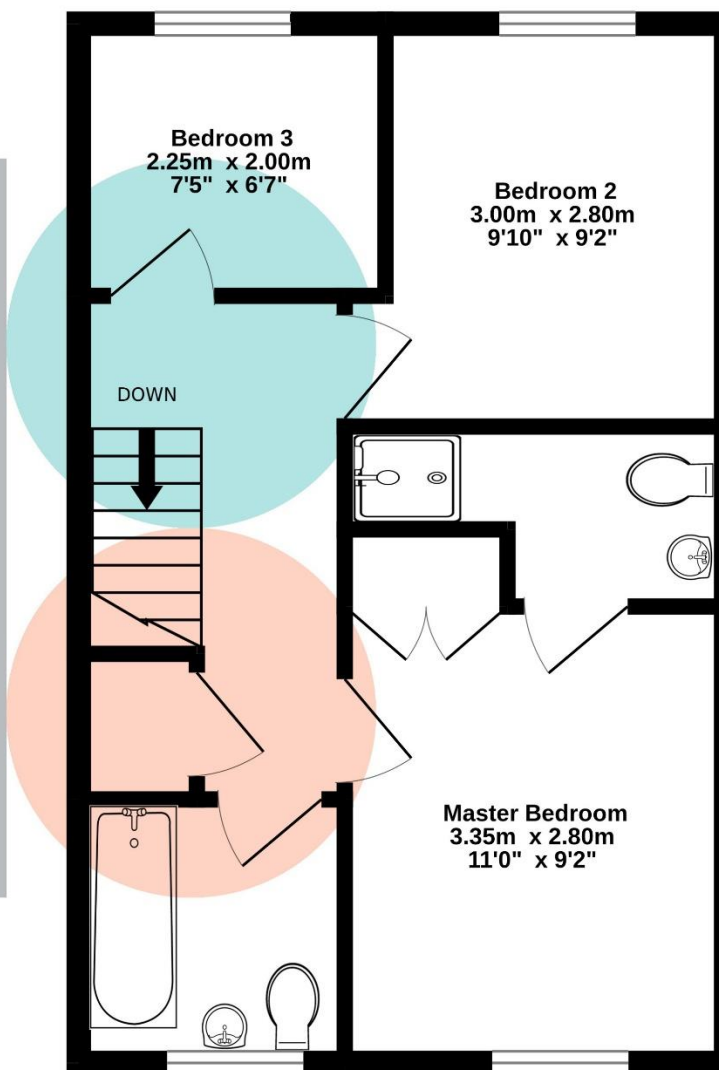
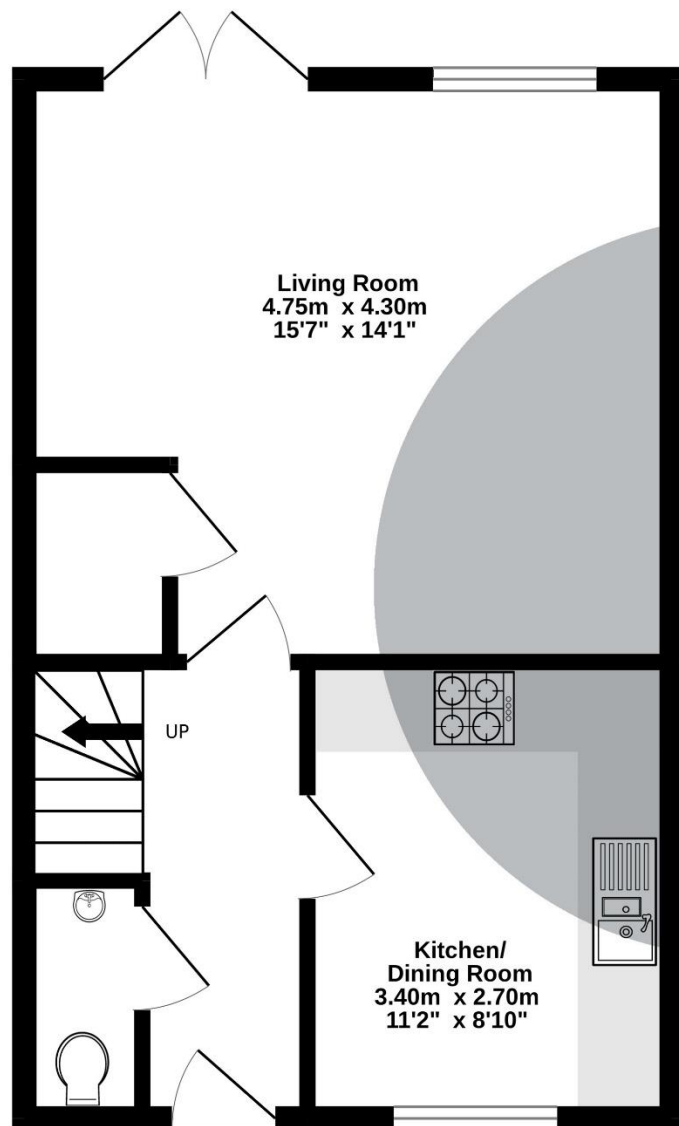
As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### 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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