



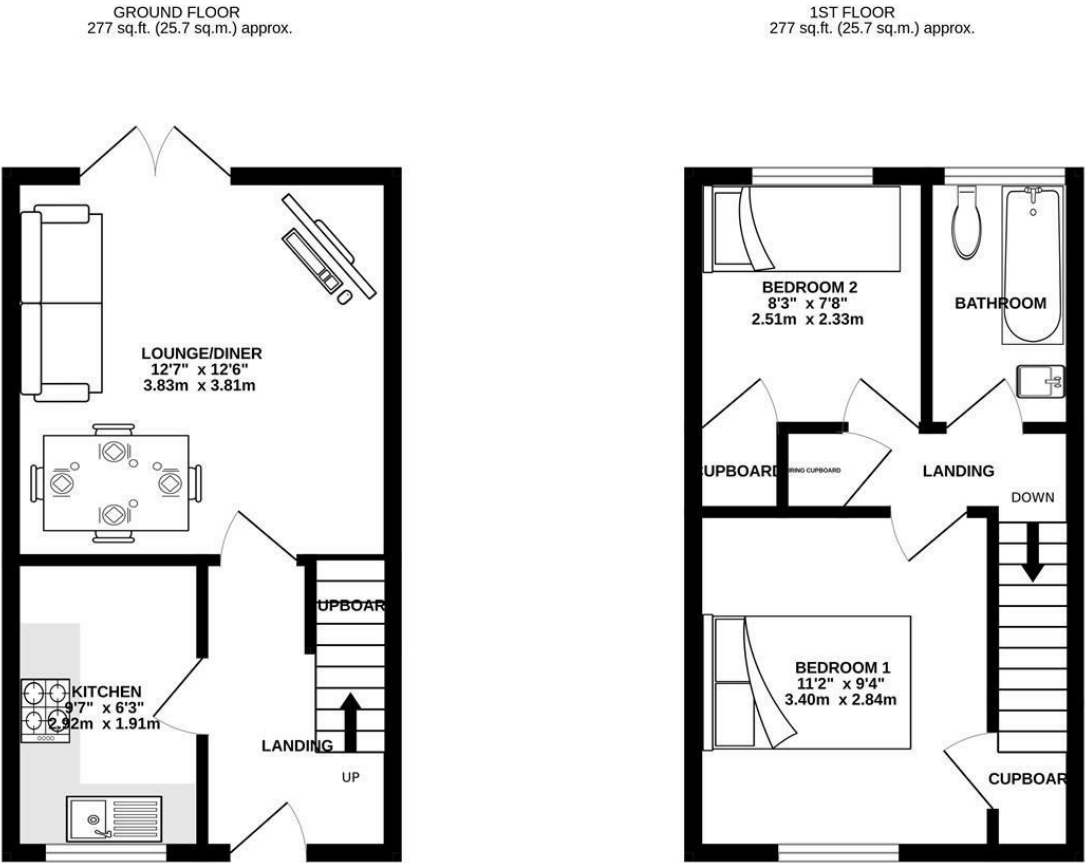
**11 Lea Close, Swindon, SN25 4YB**

**Offers over £230,000**

Resides Swindon are delighted to be marketing this two bedroom semi detached property set in the sought after location of 'St Andrews Ridge'. The property benefits from a south facing private garden and a garage with potential to extend 'subject to planning permissions and building regulations'. The accommodation comprises, entrance hall, kitchen, lounge with patio doors leading to the rear garden. To the first floor is two double bedrooms and the family bathroom. To the rear is mainly laid to lawn with shrubbery borders and a patio area. To the front is driveway parking for two cars and a garage. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**



Floor Plan



TOTAL FLOOR AREA : 554 sq.ft. (51.4 sq.m.) approx.

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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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

