

for sale

£116,000



Cross Trees Park Shrivenham Swindon SN6 8GU

Plot 282 is a semi detached TWO bedroom home with TWO parking spaces, rear garden and excellent connections to local areas. **LAST TWO BEDROOM REMAINING IN THE CURRENT PHASE**

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Living Room

15' 10" x 12' 2" (4.83m x 3.71m)

Kitchen / Dining

16' x 10' 6" (4.88m x 3.20m)

Bedroom One

16' x 11' 11" (4.88m x 3.63m)

Bedroom Two

14' 5" x 8' 7" (4.39m x 2.62m)

Specifications - Kitchen

- Contemporary matt white kitchen with chrome handles and grey laminate worktops and matching upstands with under unit lighting to wall units
- Stainless steel splashback to hob
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob and cooker hood
- Space for a freestanding fridge/freezer
- Space for a freestanding washing machine
- Removable base unit with plumbing in place for a dishwasher

Specifications - Bathroom

- Contemporary white Roca bathroom suite
 - Thermostatic bath/shower mixer over bath with glass shower screen
 - Chrome mixer tap to basin
 - Porcelanosa full height wall tiling to bathroom and shower area with splashback tiling to sanitaryware walls
 - Chrome heated towel rail
 - Mirror
- Flooring

Specifications - General

- White UPVC double glazed windows and doors
- Walls, ceilings, architraves and skirtings painted in white
- White six panel internal doors with brushed aluminium ironmongery
- Gas central heating via a combi boiler with white contemporary radiators
- Two parking bays
- NHBC 12 year warranty
- Wood effect vinyl flooring to kitchen/diner, cloakroom and bathroom
- Carpet to hall, stairs, landing, lounge/diner and bedrooms



- Door bell with sounder
- LED Downlights to kitchen/dining, cloakroom and bathroom
- Pendant lighting throughout except kitchen and wet rooms
- White sockets and switches throughout
- TV point to lounge, dining area and master bedroom
- Telephone point to hall cupboard and lounge
- Shaver socket to bathroom
- Smoke detector and CO2 detector
- Extractor fan to kitchen and bathroom
- Spur for future installation of burglar alarm
- Turf to rear garden
- Shed to garden
- Outdoor light to porch area and rear elevation
- Buff paved patio area
- External tap
- 1.8m high timber fencing to rear gardens
- External plug socket

Connections

Ideally situated between Bristol, Bath and Oxford, Shrivvenham offers green living in the heart of The Vale of The White Horse – perfect for those looking for a well-connected escape to the country.

Shrivvenham sits within easy reach of several large towns and cities, with the M4 to the south and A40 to the north. Those working in Bath, Cheltenham, Bristol, Basingstoke and

Reading will find they are within an hour by road, and Oxford is just 34 minutes' drive away.

By train, Swindon station has fast direct services to London Paddington in under an hour.

For locals and those in the know, it's easy to understand why the region is often cited as one of Britain's top spots to live.

Agent Note

External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Purchasing a 40% share.





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN312669 - 0004

Tenure: Leasehold

EPC Rating: Exempt

view this property online connells.co.uk/Property/SDN312669

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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