



Connells

Merton Avenue
Swindon



Property Description

Situated in the heart of Stratton St Margaret Upper Stratton is this wonderful three bedroom detached home which is within the perfect location for a family home being close to a range of good schools, shops and amenities as well as transport links to access the Orbital Shopping Centre and Town Centre. This 1935 Bradley built home has been beautifully decorated and very well looked after by the current vendors of the property. The property has had modern bathrooms, extensions and pleasant low maintenance garden with astro turf, which is perfect for someone wishing to not do a big work project!

Upon entering the accommodation you will be welcomed by the entrance hall with access to the first floor accommodation, lounge, kitchen, study, shower room and rear hall. On the first floor you will find three goodsized bedrooms, family bathroom with bedroom one having its own ensuite. Externally the accommodation has a low maintenance rear garden, driveway parking for several cars and garage.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Double glazed window to the front aspect. Stairs rising to the first floor accommodation. Under stair storage cupboard. Doors to the kitchen and lounge.

Lounge

21' 7" x 11' 8" MAX narrowing to 10' 2" (6.58m x 3.56m MAX narrowing to 3.10m)

Double glazed bay window to the front aspect. Opening to the study. Fire place. Television point. Telephone point.

Study

8' 8" x 5' 7" (2.64m x 1.70m)

Double glazed sliding door to the rear garden

Kitchen

17' 7" x 8' 3" (5.36m x 2.51m)

Double glazed window to the side aspect. Door leading to the rear hall. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Breakfast bar. One and a half sink with drainer and mixer tap. Space for washing machine. Space and plumbing for washing machine and dishwasher. Radiator.

Rear Hall

Double glazed window to the rear aspect. Double glazed door to the rear garden. Door to the garage. Electric heater.

Shower Room

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and Low Level WC. Tiled splash back to water sensitive areas.

First Floor Accommodation

First Floor Landing

Double glazed window to the side aspect. Airing cupboard. Loft access. Access to all bedrooms and family bathroom

Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed window to the rear aspect. Access to the ensuite. Radiator

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Extractor fan. Radiator.

Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to the front aspect. Built in wardrobes. Radiator.

Bedroom Three

12' 8" x 6' 3" (3.86m x 1.91m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath and pedestal wash hand basin. Extractor fan. Tiled splash back to water sensitive areas. Heated towel rail.

External Features

Garden

Enclosed low maintenance rear garden with fenced boundaries. Mainly laid to astro turf and patio. Raised beds. Access to the garage.

Parking

Driveway parking for several cars and garage.

Garage

21' 3" x 11' 3" (6.48m x 3.43m)

Double glazed window to the side aspect. Up and over door to the front and rear aspect. Power and light.

Agent Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

view this property online connells.co.uk/Property/SDN312810

Tenure: Freehold



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