

for sale

offers in excess of **£300,000**



Arun Road Swindon SN25 3PB

NO ONWARD CHAIN This **THREE BEDROOM SEMI-DETACHED BUNGALOW** located in the heart and popular residential area of Greenmeadow, NORTH SWINDON. Well presented by the current owners. **GARAGE AND DRIVEWAY PARKING TO THE SIDE OF THE PROPERTY**

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Ground Floor Accommodation

Entrance Hall

Double glazed door to the side aspect. Airing cupboard. Storage cupboard. Door to the dining room. Loft access. Radiator.

Lounge

16' 4" x 11' (4.98m x 3.35m)

Double glazed window to the front aspect. Gas fire. Television point. Two radiators.

Dining Room

13' 7" x 9' (4.14m x 2.74m)

Opening to the kitchen. Radiator.

Kitchen

10' 2" x 8' 5" (3.10m x 2.57m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Door to the utility room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated cooker hood. Space for cooker, under counter fridge and under counter freezer. Tiled splash back to water sensitive areas. Radiator.

Utility Room

6' x 5' 9" (1.83m x 1.75m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Wall and base units with work tops. Space and plumbing for washing machine. Radiator.

First Floor Accommodation

First Floor Landing

Access to all three bedrooms and bathroom

Bedroom One

11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed window to the rear and side aspect. Radiator.

Bedroom Two

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to the front aspect. Fitted wardrobes with overhead storage. Radiator.

Bedroom Three

9' 10" x 6' 8" (3.00m x 2.03m)

Double glazed window to the front aspect. Television point. Radiator.



Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with shower over. Fully tiled to all areas. Radiator.

External Features

Garden

Mainly laid to lawn. Mature bushes and shrubs. Patio. Gate to the front of the property.

Parking

Driveway parking to the front. Access to the garage.

Garage

23' 7" x 9' 1" (7.19m x 2.77m)

Up and over door. Door to the side. Window to the rear aspect







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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Property Ref: SDN312624 - 0005

Tenure: Freehold

EPC Rating: C

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