

for sale

offers in excess of **£270,000**



May Close Swindon SN2 1XB

This attractive **THREE BEDROOM HOME** is located in the popular residential area of **GORSE HILL SWINDON**, offering a perfect blend of modern living and convenience. **CONVERTED LOFT** for bedroom one. **PRIVATE PARKING FOR MULTIPLE CARS**



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Ground Floor Accommodation

Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)
Double glazed window to the front aspect. Double glazed door to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Door to the lounge. Space and plumbing of washing machine. Space for under counter fridge and freezer. Integrated oven, cooker hood, four ring electric hob and boiler. Tiled splash back. Radiator.

Lounge

16' 7" x 11' 10" (5.05m x 3.61m)
Double glazed sliding doors to the rear garden. Stairs rising to the first floor accommodation. Television point. Telephone point. Two radiators.

First Floor Accommodation

First Floor Landing

Door to stairs leading to bedroom one. Access to all bedrooms and family bathroom.

Bedroom Two

10' 6" x 6' 10" MAX narrowing to 5' 8" (3.20m x 2.08m MAX narrowing to 1.73m)
Double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

Bedroom Three

Irregular Shaped Room 12' 1" MAX x 10' 9" MAX (3.68m MAX x 3.28m)
12 Ft 01 Inches Narrowing to 4 Ft 09 Inches X 10 Ft 09 Inches narrowing to 5 Ft 05 Inches
Double glazed window to the rear aspect. Radiator.



Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of pedestal wash hand basin, panelled bath with mixer tap and Low Level WC. Partially tiled to water sensitive areas. Heated towel rail.

Second Floor Accommodation

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

Two double glazed skylight to the front aspect. Radiator.

External Features

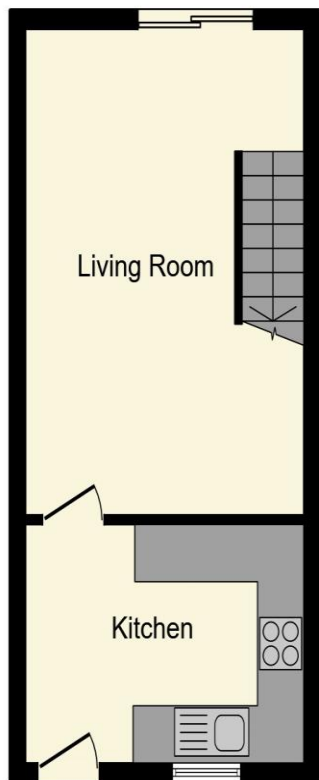
Garden

Fenced boundaries. Laid to patio. Laid to artificial lawn.

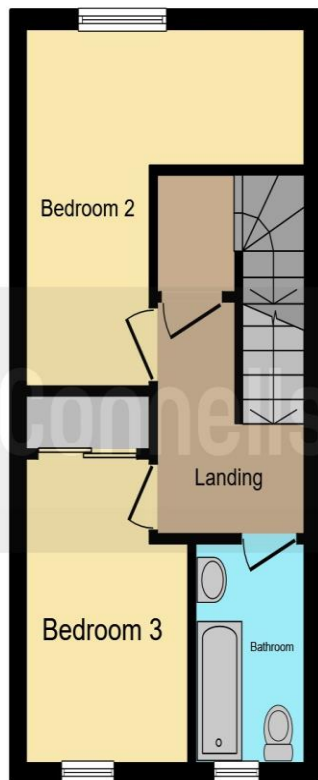
Parking

Residential parking

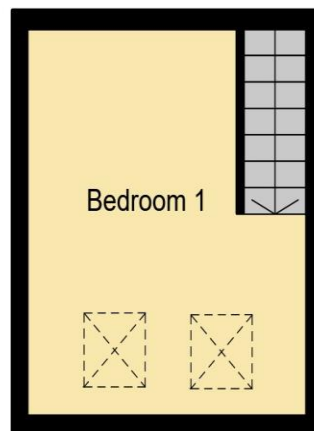




Ground Floor



First Floor



Second Floor

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: SDN312676 - 0002

Tenure: Freehold

EPC Rating: D

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