

for sale

offers over **£290,000**



Pasture Close Swindon SN2 2UH

This delightful **THREE BEDROOM HOME** nestled in the popular area of **RODBOURNE IN SWINDON**, offers the perfect blend of modern living and convenience. Well-maintained **ENCLOSED REAR GARDEN. GARAGE AND DRIVEWAY PARKING.** Viewing highly advised!



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Ground Floor Accommodation

Entrance Hall

Double glazed Entrance door to front. Stairs rising to First Floor landing. Under stairs storage cupboard. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin with vanity. Radiator.

Lounge

16' 2" x 13' 10" (4.93m x 4.22m)

Double glazed window to the rear aspect. Double glazed patio doors leading to the rear garden. Feature electric fire. Television point. Telephone point. Radiator.

Kitchen

9' 9" x 9' 5" (2.97m x 2.87m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers and complementary work surfaces with inset sink and drainer with mixer tap. Integrated appliances including oven, four ring electric hob with extractor hood. Space and plumbing for washing machine. Space for fridge freezer. Partially tiled to water sensitive areas. Tiled flooring. Radiator.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Airing cupboard. Access to the loft space.



Bedroom One

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Two

10' 6" x 8' 6" Excluding door (3.20m x 2.59m Excluding door)

Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

Bedroom Three

8' MAX x 7' 4" (2.44m MAX x 2.24m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with mixer tap and shower over. Heated towel rail. Extractor fan.

External Features

Garden

Fully enclosed and laid to patio and lawn. Gated side access.

Parking

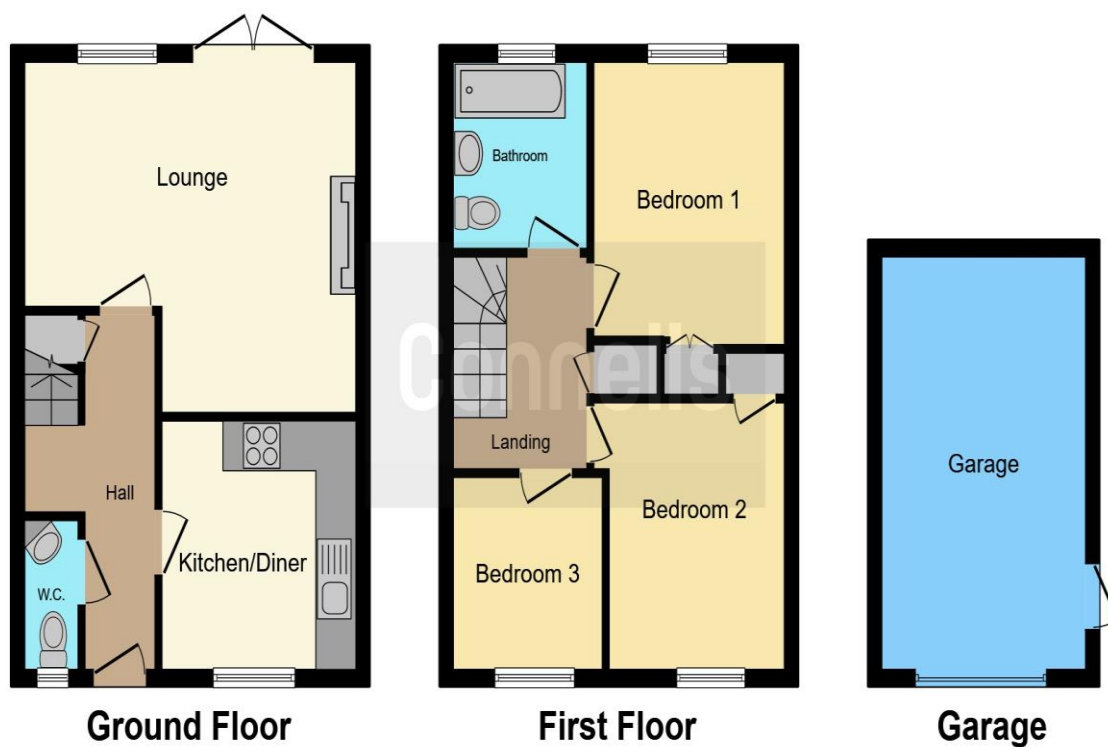
Driveway parking

Garage

16' 4" x 10' (4.98m x 3.05m)

Up and over door to the front. Double glazed door to the side aspect leading to the rear garden.





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

Property Ref: SDN313435 - 0008

Tenure: Freehold

EPC Rating: D

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