

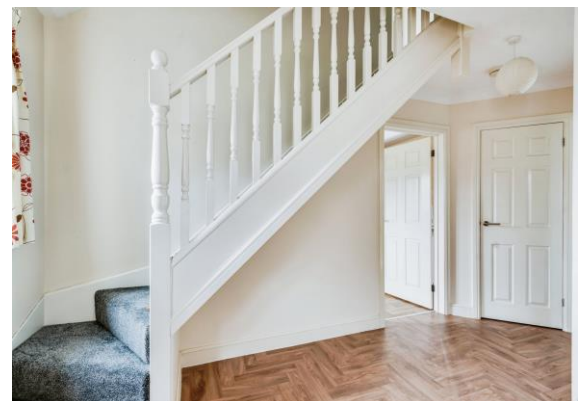
for sale

offers in excess of **£270,000**



## Wade Road Swindon SN25 2FR

This well-presented **THREE BEDROOM HOME** is offered to the market with the benefit of **NO ONWARD CHAIN**. Bedroom one with ensuite and **BUILT-IN-WARDROBES**. Located in **REDHOUSE North Swindon**. **ALLOCATED PARKING**





# Wade Road Swindon SN25 2FR

## 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. Doors to the cloakroom, kitchen and lounge. Storage cupboard.

### Cloakroom

Obscure double glazed window to the front aspect Two piece suite comprising of pedestal wash hand basin and Low Level WC. Tiled splash back to water sensitive areas. Radiator.

### Lounge

13' 6" x 9' 6" ( 4.11m x 2.90m )

Double glazed window to the front aspect. Double glazed French doors to the rear garden. Television point. Telephone point. Radiator.

### Kitchen

15' 5" x 9' 6" ( 4.70m x 2.90m )

Double glazed front and the rear aspect. 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. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Integrated oven, four ring gas hob, cooker hood and boiler. Tiled splash back to water sensitive areas.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom. Airing cupboard. Radiator.



### Bedroom One

9' 9" x 9' 2" ( 2.97m x 2.79m )

Double glazed window to the rear aspect. Built-in-wardrobe. Television point. Access to ensuite. Radiator.

### Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, shower and pedestal wash hand basin. Fully tiled to all areas.

### Bedroom Two

9' 7" x 9' ( 2.92m x 2.74m )

Double glazed window to the front aspect. Radiator.

### Bedroom Three

10' 2" MAX x 8' 7" MAX ( 3.10m MAX x 2.62m MAX )

Irregular shaped bedroom.

Double glazed window to the front aspect. Built-in-storage cupboard. Loft access. 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 mixer tap and shower over. Partially tiled to water sensitive areas.

### External Features

#### Garden

Fenced boundaries. Laid to lawn. Patio pathway leading to the gate. Patio area.

### Parking

There is allocated parking with the property







**Ground Floor**



**First Floor**

Total floor area 79.7 m<sup>2</sup> (858 sq.ft.) approx

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](http://www.focalagent.com)

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

Property Ref: SDN313499 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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