

for sale

offers in excess of **£270,000**



Chicory Close SWINDON SN2 2QA

Situated in the sought-after area of PEMBROKE PARK NORTH SWINDON, this well-presented **THREE BEDROOM SEMI-DETACHED HOME** property offers spacious and versatile accommodation. **TWO RECEPTION ROOMS. GARAGE AND DRIVEWAY PARKING.** Viewing highly advised!



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Ground Floor Accommodation

Entrance Hall

Double glazed door to the front and side aspect. Access to the cloakroom and lounge.

Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin.

Lounge

15' 2" x 14' 5" (4.62m x 4.39m)

Double glazed window to the front aspect. Stairs rising to the first floor accommodation. Access to the dining room. Radiator.

Dining Room

9' 5" x 8' (2.87m x 2.44m)

Access to the kitchen and conservatory. Radiator.

Kitchen

9' 5" x 6' 6" (2.87m x 1.98m)

Double glazed window to 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. Integrated four ring gas hob, oven, cooker hood dishwasher and boiler. Space and plumbing for washing machine. Space for fridge freezer. Splash back to water sensitive areas.



Conservatory

13' 2" x 7' 2" (4.01m x 2.18m)

Double glazed sliding doors to the dining room. Double glazed windows to the side and rear aspect. Double glazed door to the rear garden.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom.

Bedroom One

11' 3" x 8' 3" (3.43m x 2.51m)

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

Bedroom Two

10' 7" x 9' 6" (3.23m x 2.90m)

Double glazed window to the rear aspect. Built-in-storage cupboard. Radiator.

Bedroom Three

8' 4" x 6' 4" (2.54m x 1.93m)

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, panelled bath with shower over and wash hand basin. Marble effect panelling.

External Features

Garden

Fenced boundaries. Laid to lawn and patio. Mature shrubs and bushes.

Parking

Driveway parking in front of the garage

Garage

18' 4" x 8' 5" (5.59m x 2.57m)

Up and over door.





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: SDN313829 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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