



Fortuna Road, Blunsdon, Swindon, SN26 7AT

£460,000  
(Offers in excess of)

*Hanley's*



## Fortuna Road Blunsdon Swindon SN26 7AT

An attractive and beautifully presented four bedroom detached house situated in a sought after cul-de-sac, just off the High Street in Blunsdon. The well planned accommodation comprises: entrance hall with stairs to the first floor, cloakroom, extensively fitted kitchen/dining room with built-in appliances and French doors to the rear garden, separate utility room with door to the side, dual aspect living room with French doors opening onto the garden. To the first floor: landing with storage/airing cupboard, large attic space (offering the scope to extend (STPP)), four good sized bedrooms, en-suite shower room and family bathroom. Outside to the front is a block paved driveway leading to the large detached garage with power and light, gated access leads to the large enclosed private rear garden which is mainly laid to lawn. Further benefits include gas fired radiator central heating, double glazing and the remainder of the NHBC Certificate. The vendor has advised there is a management charge of £236 per year.



**2 Bathrooms**



**4 Bedrooms**



**1 Reception**

**EPC: B 85**

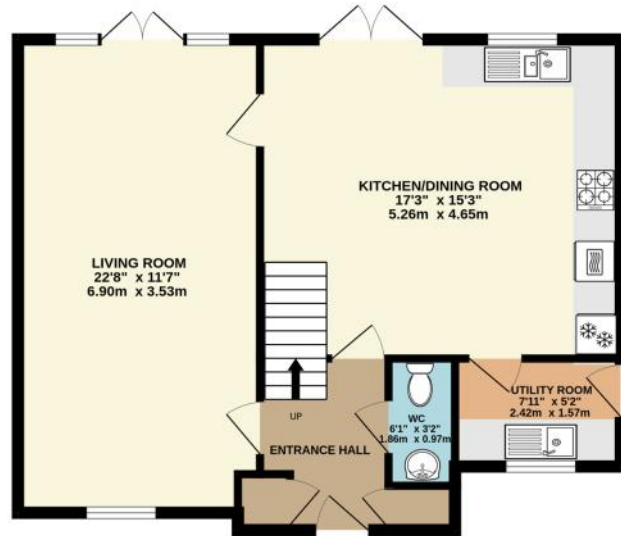
**Council Tax Band: E**

**Tenure: Freehold**

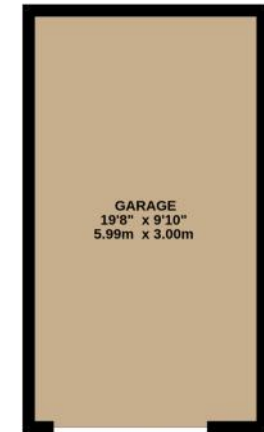
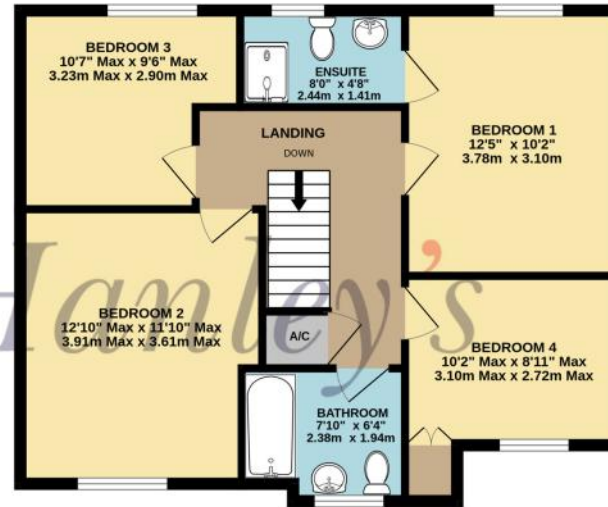


**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.



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