



PEARCE CLOSE

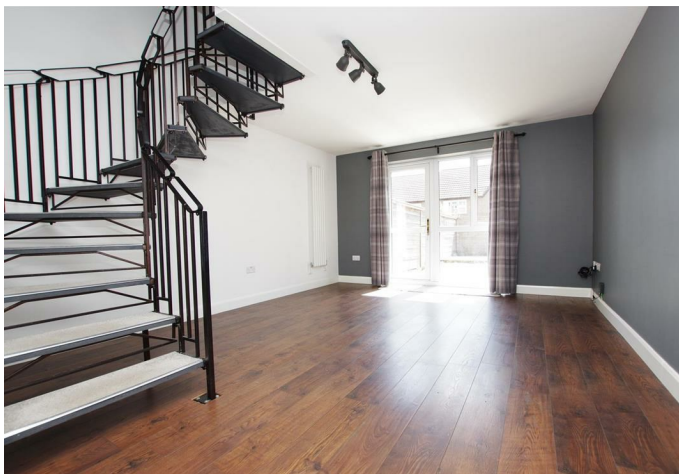
Upper Stratton, Swindon, SN2 7SW

PRIMARY
HOMES & LETTINGS

Pearce Close, Upper Stratton, Swindon SN2 7SW

- NO ONWARD CHAIN
- End Terrace House
- Two DOUBLE Bedrooms
- POTENTIAL TO EXTEND (Subject To Planning)
- Driveway Parking For Three Vehicles
- Enclosed Rear Garden
- 16FT Lounge/Diner
- Modern Kitchen
- Excellent Location
- EPC Rating - C

Chain Free £235,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are delighted to offer this well presented two DOUBLE bedroom end terrace house with POTENTIAL TO EXTEND (subject to planning permission). The accommodation briefly comprises of kitchen, lounge/diner, two bedrooms and bathroom. Property also benefits from driveway parking for three vehicles, enclosed rear garden, gas central heating and uPVC double glazing. Located in a quiet cul-de-sac within the highly sought-after area of Upper Stratton, the property provides convenient access to local amenities, well-regarded schools, and excellent transport links including the A419. An early viewing is highly recommended.

Kitchen

uPVC window to front elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Freestanding cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Vertical radiator.

Lounge/Diner

uPVC door and window to rear elevation. Spiral staircase to first floor. Laminate flooring. Two vertical radiators.

Landing

Loft access.

Bedroom One

uPVC window to rear elevation. Radiator.

Bedroom Two

uPVC window to front elevation. Built in wardrobe. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of built in shower, wash hand

basin with cupboard under and low level W.C. Extractor fan. Panelled walls. Tiled flooring. Heated towel rail.

Front

Driveway parking for three vehicles. Gated access to rear garden. Storm porch. Outside tap and light.

Rear Garden

Fully enclosed by timber fencing. Paved patio. Laid to lawn. Gravelled area. Gated access to front. Outside socket.

Tenure

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

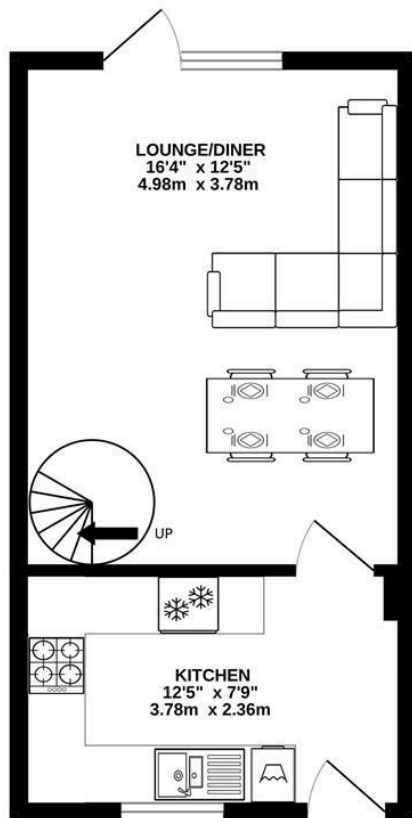
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

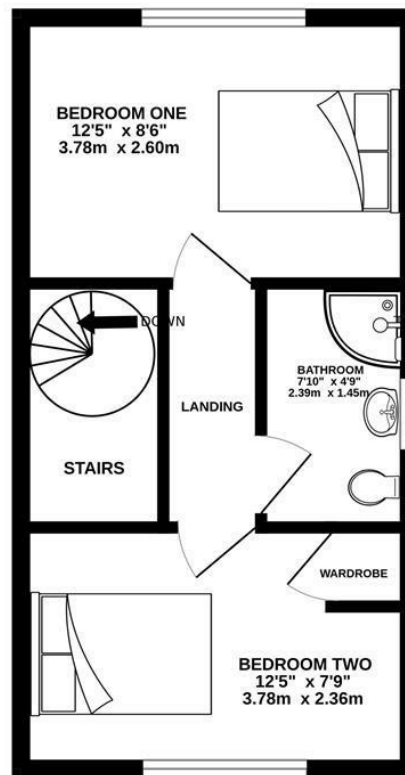
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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