



## TUDOR CRESCENT

Stratton St Margaret, Swindon, SN3 4JS

  
**PRIMARY**  
HOMES & LETTINGS

## Tudor Crescent, Stratton St Margaret, Swindon SN3 4JS

- NO ONWARD CHAIN
- Semi Detached House
- Three DOUBLE Bedrooms
- POTENTIAL TO EXTEND (STPP)
- Driveway Parking For Several Vehicles
- 16ft Garage
- West Facing Rear Garden
- Living Room & Dining Area
- Kitchen
- Excellent Location

**Chain Free £350,000**



\*\*\* NO ONWARD CHAIN \*\*\* Primary Homes & Lettings are delighted to offer this three DOUBLE bedroom semi detached house with POTENTIAL TO EXTEND (subject to planning permission). Located in the highly desirable area of Stratton St Margaret, the property benefits from convenient access to a range of local amenities, reputable schools, and excellent transport links including the A419 and A420. The accommodation comprises of entrance hallway, living room, dining area, kitchen, three bedrooms and family bathroom. Property also benefits from driveway parking for several vehicles, garage, enclosed rear garden and gas central heating. An early viewing is highly recommended.

#### **Storm Porch**

uPVC door to hallway. Tiled flooring.

#### **Hallway**

Stairs to first floor. Radiator.

#### **Living Room**

uPVC window to front elevation. Gas fireplace with stone surround. Radiator. Opening to dining area;

#### **Dining Area**

Sliding door to rear garden. Radiator.

#### **Kitchen**

uPVC window to rear elevation. uPVC door to lean to. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator.

#### **Lean To**

uPVC doors to front and rear garden. Understairs cupboard. Door to Garage.

#### **Landing**

uPVC window to side elevation. Airing cupboard (with radiator). Loft access (with loft ladder).

#### **Bedroom One**

uPVC window to front elevation. Radiator.

#### **Bedroom Two**

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

#### **Bedroom Three**

uPVC window to rear elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. Suite comprising of walk in shower and pedestal wash hand basin. Fully tiled walls. Vinyl flooring. Radiator.

#### **W.C**

Obscured uPVC window to rear elevation. Low level W.C.

#### **Garage**

Up and over garage door. Window and door to lean to. Light and power.

#### **Front**

Block paved driveway with parking for several vehicles. Gravelled area.

#### **Rear Garden**

West facing. Partly enclosed by timber fencing. Paved patio with path leading to greenhouse. Mostly laid to lawn with mature shrub borders, trees and hedging. Awning. Outside tap.

#### **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**

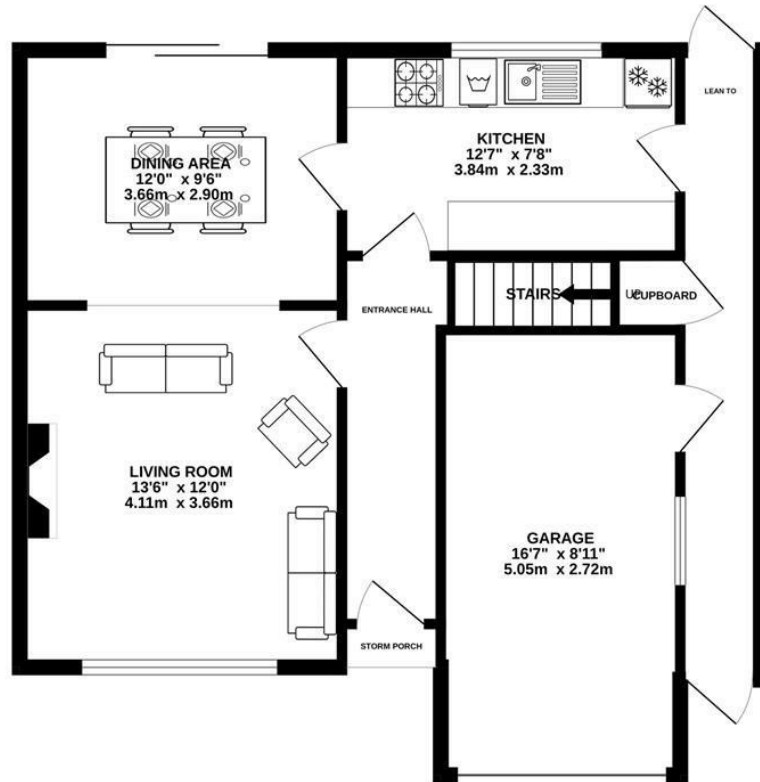
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

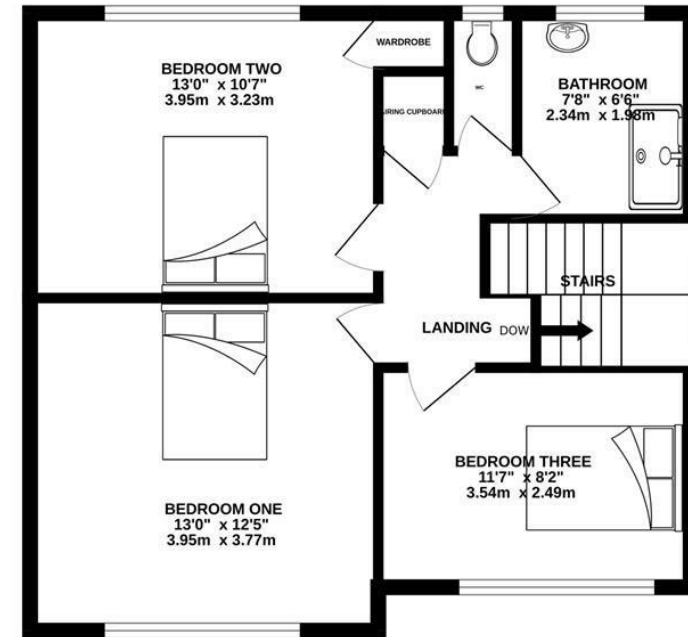
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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