



Moovahome.co.uk

Arliss Close, Abbey Meads, Swindon, SN25 4XB

£270,000

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Moovahome offer An exceptional opportunity for first-time buyers, this beautifully extended two-bedroom semi-detached house offers incredible value and a spacious home, all within easy reach of Abbey Meads village centre. Offered to the market, this property provides a unique and expansive layout that is simply a must-see for those looking to get on the property ladder.

Step inside to an inviting entrance porch that leads to a comfortable sitting room, perfect for unwinding after a long day. The re-fitted kitchen seamlessly flows into a versatile family room, boasting an impressive width of over 22ft, creating an ideal space for modern living and entertaining friends. A convenient utility room and a ground floor cloakroom add to the practicality of this starter home.

Upstairs, you'll find two well-proportioned double bedrooms, offering comfortable retreats, alongside a stylish re-fitted bathroom. Outside, bi-fold doors open onto a private, non-overlooked rear garden with both patio and lawn areas – perfect for summer barbecues or simply enjoying the outdoors. The property also benefits from its own single garage and driveway parking, adding to the convenience and appeal for new homeowners.

Room Dimensions:

Ground Floor

Lounge: 3.53m x 4.65m

Kitchen: 3.46m x 2.68m

Dining Room: 6.86m x 2.59m

Utility Room: 2.46m x 2.41m

W.C: 1.53m x 1.24m

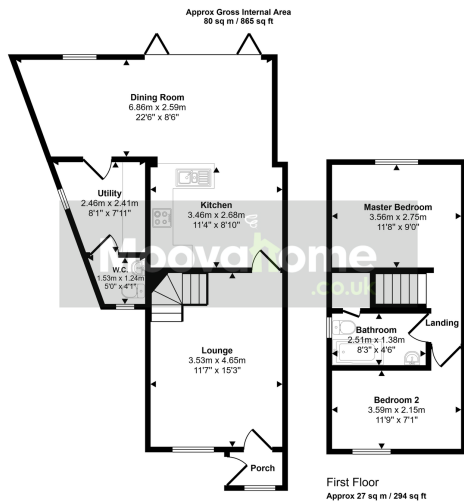
First Floor

Master Bedroom: 3.56m x 2.75m

Bedroom Two: 3.59m x 2.15m

Bathroom: 2.51m x 1.38m





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

- Large extended home
- Two reception Rooms
- W.C
- Bi-fold doors to rear
- Garage and Parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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