



SYWELL ROAD

Coleview, Swindon, SN3 4BH


PRIMARY
HOMES & LETTINGS

Sywell Road, Coleview, Swindon SN3 4BH

- End Terrace House
- Three Bedrooms
- 16ft Garage
- Front & Rear Garden (South Facing)
- Off Road Parking
- Living Room
- 15ft Dining Room
- 15ft Kitchen
- Downstairs Cloakroom
- Excellent Location

Guide Price £280,000



*** GUIDE PRICE £280,000 - £290,000 *** Primary Homes & Lettings are delighted to offer this spacious and well presented three bedroom end terrace house situated in the popular area of Coleview within easy access to transport links such as the A419 & A420, local amenities and schools. The accommodation comprises of cloakroom, living room, dining room, kitchen, three bedrooms and family bathroom. Property also benefits from a garage, off road parking, front and rear garden, gas central heating and uPVC double glazing throughout. An early viewing is highly recommended.

Entrance Hallway

Laminate flooring. Inset ceiling lights. Radiator.

Cloakroom

Obscured uPVC window to side elevation. White suite comprising of pedestal wash hand basin with splash back tiles and low level W.C. Laminate flooring. Inset ceiling lights. Heated towel rail.

Living Room

uPVC window to front elevation. Stairs to first floor. Radiator.

Dining Room

uPVC patio doors to rear garden. Laminate flooring. Radiator.

Kitchen

uPVC door and window to rear elevation. 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 dishwasher, washing machine and tumble dryer. Understairs cupboard. Part tiled walls. Vinyl flooring.

Landing

Loft access (partly boarded). Airing cupboard.

Bedroom One

uPVC window to front elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to front elevation. Built in storage cupboard. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash

hand basin and low level W.C. Fully tiled walls. Tiled flooring. Heated towel rail.

Front Garden

Mostly laid to lawn with path leading to storm porch. Gated access to rear garden.

Rear Garden

Enclosed by brick wall and timber fencing. Raised decking. Laid to lawn with brick built BBQ. Pedestrian access to garage. Gated access to front. Outside light and tap.

Garage

Up and over garage door. Door to garden. Light and power.

Parking

Off road parking.

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

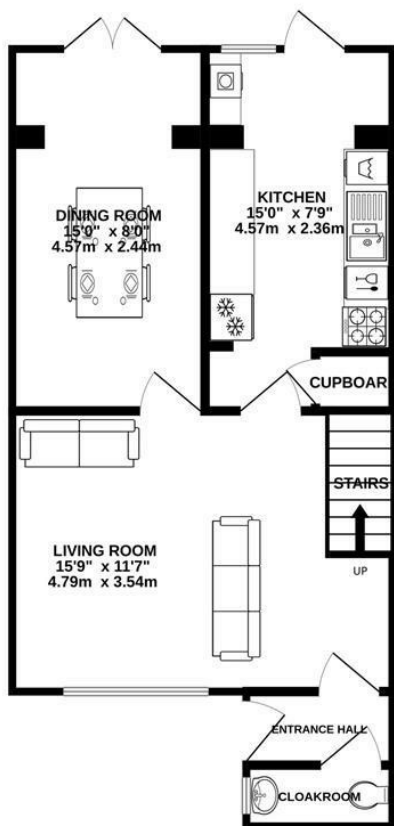
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tenure

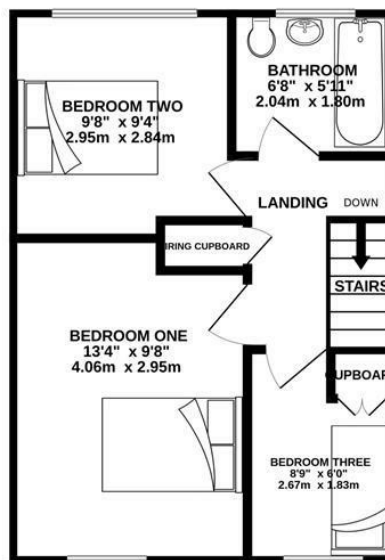
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.



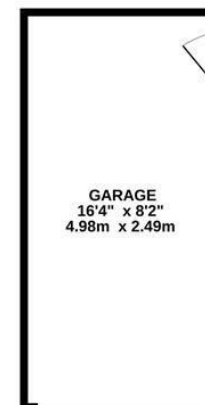
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



GARAGE
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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