



73 Marlborough Road, Swindon, SN3 1PJ

Offers In Excess Of £525,000 Freehold





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Chappells are delighted to present this superlative family home to the market, well situated in the incredibly popular area of Lakeside and offered with a complete onward chain. The current owners' have greatly improved this wonderful home to a high standard, the living room has been extended to make it larger than average and enjoys a charming bow window. LVT flooring has been installed continuously throughout the entire ground floor accommodation and bespoke window shutters have been installed in most rooms. The rear of the property enjoys an already extended kitchen/dining setup with vaulted ceiling, welcoming an abundance of light through three skylights and the bi-folding doors leading to the garden. The property also has a designated office and the ground floor is completed by a WC and separate utility room. Upstairs there are two double bedrooms and a single, two of these also enjoy vaulted ceilings with added skylight. A traditional three piece suite with roll top bath completes the internal accommodation. Timber decking leads down to the garden which is mostly laid to lawn with a patio section to the rear and there is side pedestrian access. Driveway parking is available for two vehicles and there is a garage accessed via double doors.

Situation

Lakeside is a much sought after residential area close to Old Town and it's local amenities which include boutique shops, bars and restaurants, coffee shops, supermarket and highly regarded primary and secondary schooling. Within just a stones throw of this property you can enjoy lovely walks around stunning woodland, the nearby lake, Coate Water Country Park and Old Town Gardens. Junction 15 of the M4 and the A419 are five minutes away by car as is the Great Western Hospital. Swindon offers excellent employment opportunities and a mainline railway station to Paddington in 55 minutes.

- COMPLETE ONWARD CHAIN
- IMMACULATELY PRESENTED
- CLOSE TO AN OUTSTANDING SCHOOL
- ORIGINAL FEATURES
- WINDOW SHUTTERS ALL ROUND
- NEW LVT THROUGHOUT DOWNSTAIRS
- LARGER THAN AVERAGE FRONT ROOM
- POSSIBILITY TO EXTEND (STPP)
- DRIVEWAY PARKING FOR TWO VEHICLES
- HIGHLY SOUGHT AFTER LOCATION

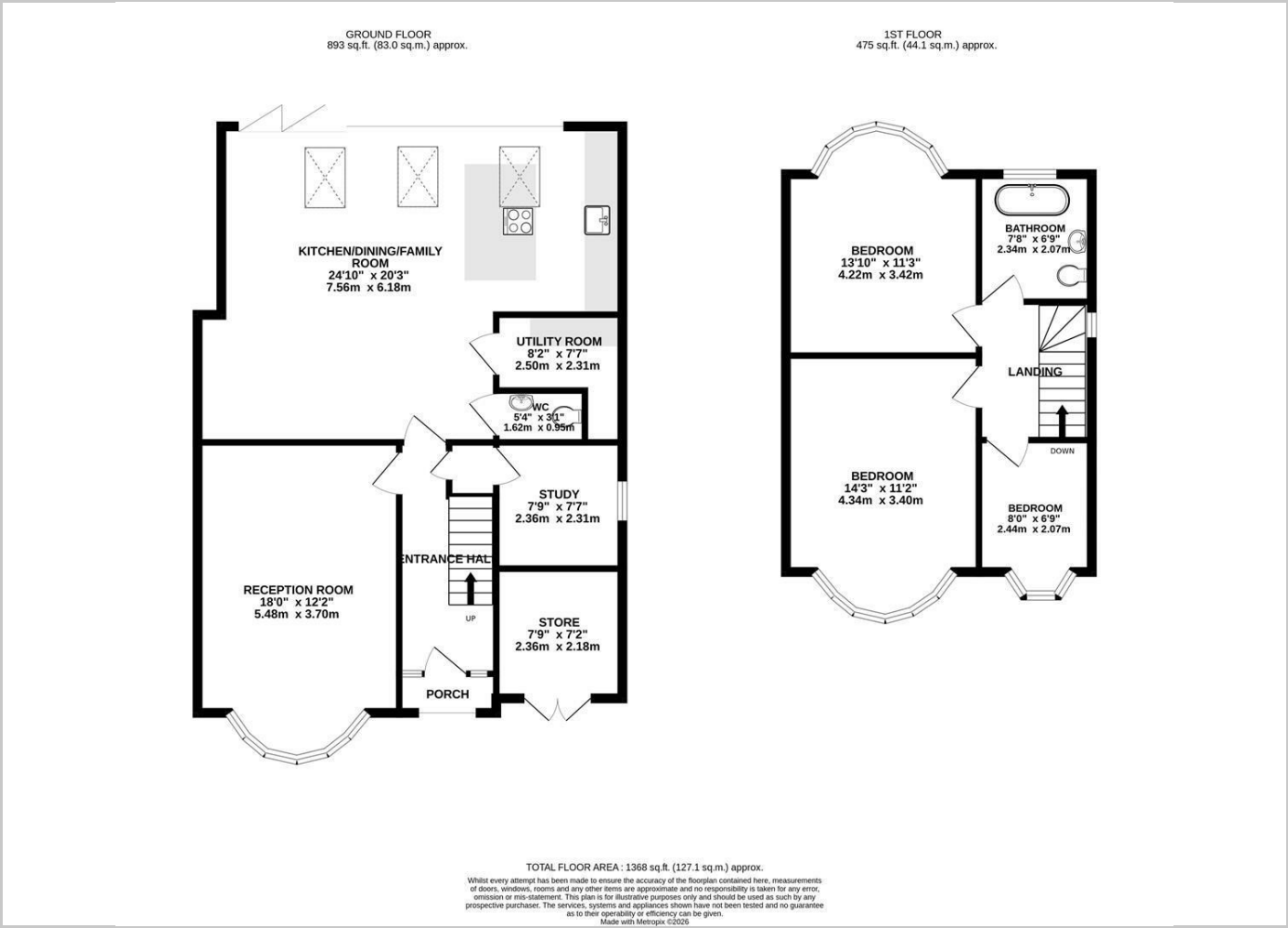
Council Tax Band: E

Viewing Arrangements

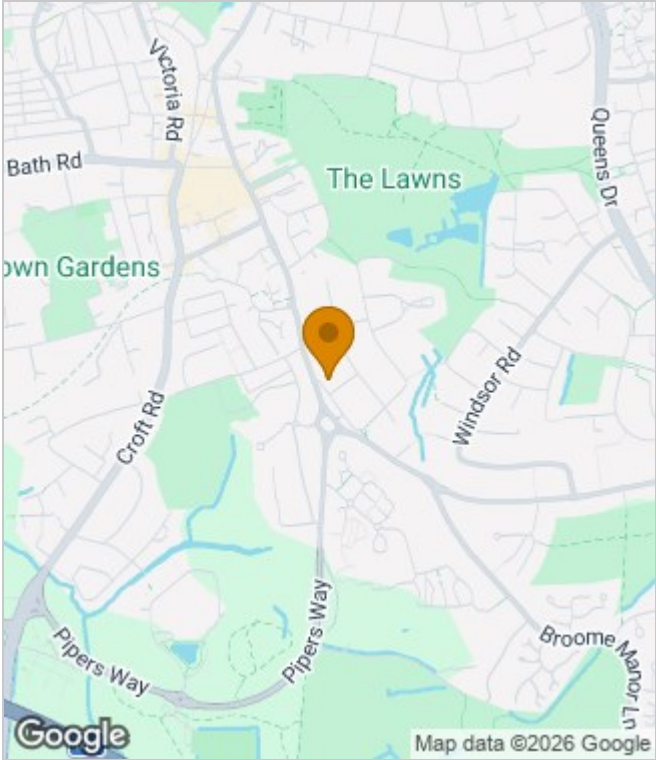
For an appointment to view please call Chappells on 01793 618080 or email: sales@chappells.uk.com.



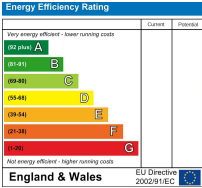
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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