



18 Mulberry Grove, Swindon

Swindon

£220,000

mcfarlane

18 Mulberry Grove

Swindon, SN2

Situated on the popular Mulberry Grove, this three bedroom semi-detached home is offered to the market with **no onward chain**, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The accommodation begins with an entrance hall leading into a spacious living room, providing a comfortable space to relax and entertain. To the rear of the property is a well-appointed kitchen offering an excellent range of worktop and cupboard space, which flows seamlessly into the dining area. French doors open directly onto the low maintenance rear garden, creating an ideal setting for indoor-outdoor living.

Upstairs, the property offers three well proportioned bedrooms, each benefiting from its own built-in storage cupboard. The accommodation is completed by a family bathroom serving all three bedrooms.

Externally, the property enjoys a low-maintenance enclosed rear garden and further benefits from an outside WC and a store/ workshop, providing additional storage and practicality.

Offered to the market with no onward chain, this fantastic home presents an excellent opportunity for buyers seeking a property ready to move into in a popular residential location.





18 Mulberry Grove

Swindon, SN2

- OFFERED TO MARKET WITH NO ONWARD CHAIN
- DINING AREA WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN
- IDEAL PURCHASE FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS
- THREE-BEDROOM SEMI-DETACHED HOME
- GENEROUS LIVING ACCOMODATION
- LOW MAINTENANCE REAR GARDEN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Prospective purchasers are advised that spray foam insulation has previously been identified at the property. A previous sale did not proceed in connection with this matter.

The vendor is currently arranging for the roof to be renewed and for the appropriate inspection, certification and/or sign-off documentation to be obtained in relation to the works.

Purchasers should satisfy themselves as to the condition of the property, the roof and any spray foam insulation, together with the availability and adequacy of any relevant certification or documentation, prior to entering into a contract.

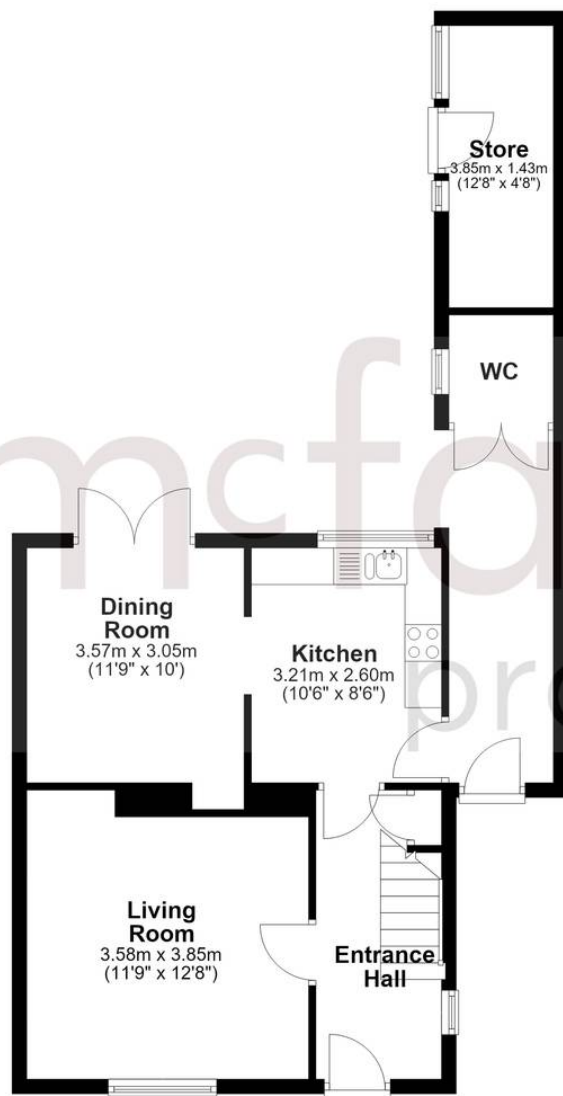
All information provided is subject to the usual enquiries, surveys and legal due diligence. Prospective purchasers are advised to seek independent professional and legal advice where appropriate.

In accordance with the Estate Agents Act 1979 we disclose that the vendor of this property is a connected person of McFarlane Sales and Lettings Ltd.



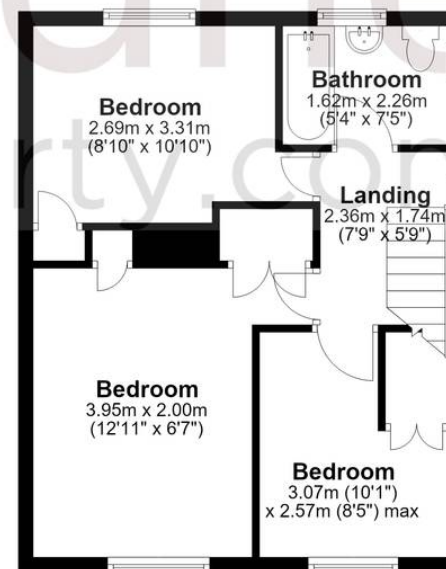
Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 sq. feet)

McFarlane Sales & Lettings

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