



**292 Windrush, Highworth, SN6 7ED**  
**Reduced To £269,950**

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\*\* NO ONWARD CHAIN \*\* WELL PRESENTED \*\*  
GARAGE \*\*

Swindon Homes are pleased to market this very well presented three bedroom detached property, situated in a quiet cul-de-sac with views across to Lechlade and Fairford. The accommodation comprises; entrance porch, lounge, kitchen / diner, two double bedrooms, one good size single, separate WC and family bathroom.

Further benefits include gas central heating, double glazed windows and doors, enclosed rear garden plus a front garden, separate garage with parking to front.

The property is close to local bus route, shops and schools if required.

#### Front Garden

Path and steps with lawn to either side to porch entrance, access to rear via side gate, small tree.

#### Entrance Porch

4' x 4' (1.22m x 1.22m)

uPVC entrance porch with double glazed windows., storage cupboard, door to lounge.

#### Lounge

14'2" x 15'1" (4.32m x 4.60m)

large uPVC window to front aspect, radiator, storage cupboard, archway to kitchen diner, stairs.





### **kitchen / Diner**

**13'3" x 15'1" (4.04m x 4.60m)**

Two uPVC windows with fitted blinds to rear aspect, half glazed entrance door to side. A modern fitted kitchen with a selection of white units at both eye and base level, matching work tops, stainless steel sink unit with mixed tap over, integrated 4 burner gas hob with extractor over and oven under, space for fridge freezer, space and plumbing for washing machine, pantry, radiator, laminate flooring.

There is plenty of space for a family size dining table and chairs.

Archway to lounge,

### **Stairs to first Floor**

Form lounge stairs with balustrade to first floor landing, uPVC window to side aspect, access to insulated loft space, doors to all bedrooms, WC, family bathroom, storage cupboard.

### **Wc**

Small opaque window to side aspect, low level WC, radiator.

### **Bathroom**

Opaque uPVC window to rear aspect. A modern fitted white bathroom suite comprising a 'p' shaped panelled bath with mixer taps and shower over, shower screen, pedestal wash basin, radiator, wall mounted cabinet, part tiled walls.

### **Bedroom Two**

**11'1" x 8'10" (3.38m x 2.69m)**

uPVC window to rear aspect, airing cupboard housing Ideal combi boiler.

### **Bedroom One**

**13'11" x 8'9" (4.24m x 2.67m)**

uPVC window to front aspect, radiator, cupboard.,

### **Bedroom Three**

**9'6" x 6' (2.90m x 1.83m)**

uPVC window to front aspect, radiator.

### **Rear Garden**

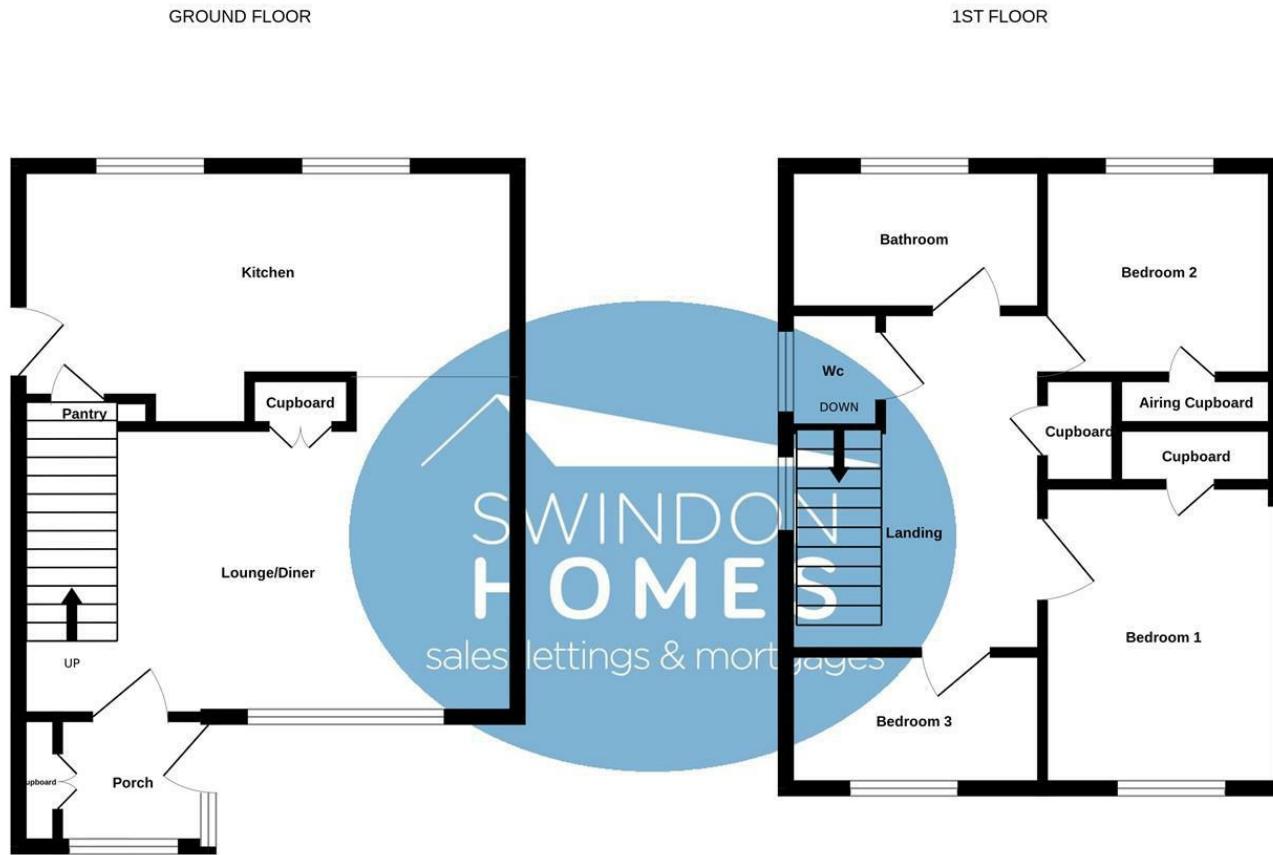
An enclosed stepped back garden with gated access from the rear or from the side gate at the front of the property. Path from back door to small paved and gravelled area, steps to rear gate with patio to first level and a lawn to second level, shrub borders.

### **Garage and Parking**

The garage is in a separate block just across the cul-de-sac road. up and over door with parking to the front.







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.

| Energy Efficiency Rating                    |                            | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|----------------------------|--|-----------|
|   |                            | Current  | Potential |
| Very energy efficient - lower running costs |                            |  |           |
| (92 plus) A                                 |                            |  |           |
| (81-91) B                                   |                            |  |           |
| (69-80) C                                   |                            | 85   |           |
| (55-68) D                                   |                            |  |           |
| (39-54) E                                   |                            | 68   |           |
| (21-38) F                                   |                            |  |           |
| (1-20) G                                    |                            |  |           |
| Not energy efficient - higher running costs |                            |  |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |           |
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