



**GIFFORD ROAD**

Stratone Village, Swindon, Wiltshire SN3 4XR

  
**PRIMARY**  
HOMES & LETTINGS

## Gifford Road, Stratone Village, Swindon SN3 4XR

- NO ONWARD CHAIN
- End Terrace House
- Two Bedrooms
- Enclosed Private Garden
- Allocated Parking
- Lounge/Diner
- Kitchen
- Gas Central Heating
- uPVC Double Glazing
- Cul-De-Sac Location

**Guide Price £215,000**



\*\*\* GUIDE PRICE £215,000 - £220,000 \*\*\* Primary Homes and Lettings are delighted to offer this two bedroom end terrace house being sold with NO ONWARD CHAIN. Located in a quiet cul de sac in the popular area of Stratone Village, within walking distance to all local amenities, schools and easy access to the A419 & M4. The accommodation comprises of entrance hallway, lounge/diner, kitchen, two bedrooms and family bathroom. The property also benefits from enclosed private garden, allocated parking, uPVC double glazing throughout and gas central heating. Viewing is highly recommended.

### **Entrance Hall**

uPVC front door. Tiled flooring.

### **Lounge/Diner**

uPVC bay windows to front elevation. Laminate flooring. Stairs leading to first floor. Radiator.

### **Kitchen**

uPVC windows to front and side elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Vinyl flooring. Radiator.

### **Bedroom One**

10'08x10'01

Window to front elevation. Built in double wardrobe. Storage cupboard. Laminate flooring. Radiator.

### **Bedroom Two**

9'01x5'10

Window to front elevation. Laminate flooring. Radiator.

### **Bathroom**

Obscured window to side elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Loft access. Heated towel rail.

### **Garden**

Enclosed by timber fencing with gated entrance. Block paved path leading to storm porch and patio area to the side. Astroturf with timber shed. Gravelled area with paved patio slabs. Laid to lawn. Outside storage cupboard. Outside light and tap.

### **Parking**

Allocated parking for one vehicle to the rear of property.

### **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**

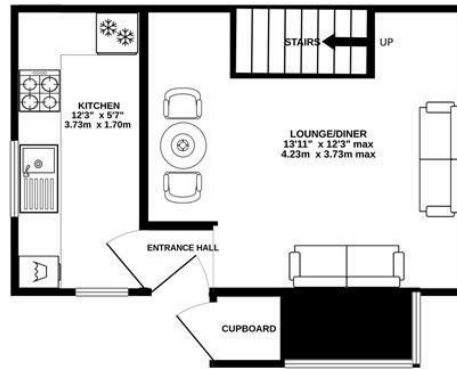
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### **Money Laundering**

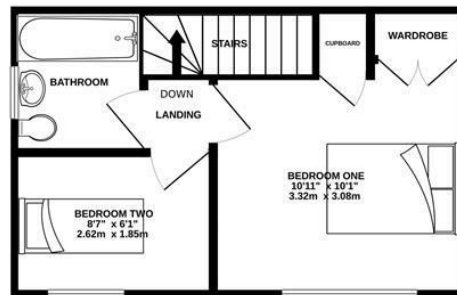
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



1ST FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.3 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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