



Elmswood Close, Swindon SN2 7RZ

£325,000  
(Subject to Contract)

*Hanley's*

# Elmswood Close Swindon SN2 7RZ

A bay fronted three bedroom semi-detached house situated in a popular location within a short walk of local amenities including a garden centre, coffee shop and gym. The property offers spacious accommodation which comprises: Entrance porch, entrance hall, fitted kitchen with external door to the rear, living room with bay window to the front and feature fireplace, opening onto the dining room with sliding patio door to the rear garden. To the first floor: landing, three bedrooms and a re-fitted shower room. The property further benefits from gas radiator central heating and double glazing. Outside to the front is a gravelled driveway providing parking for several vehicles leading to the single garage with gated access to the rear established garden, which is mainly laid to lawn with patio area, vegetable patch, greenhouse, shed and two brick built stoner storage/workshops and outside W.C. The property is offered for sale with **NO ONWARD CHAIN.**



**1 Shower room**



**3 Bedrooms**



**2 Receptions**

**EPC: C 73**

**Council Tax Band: C**

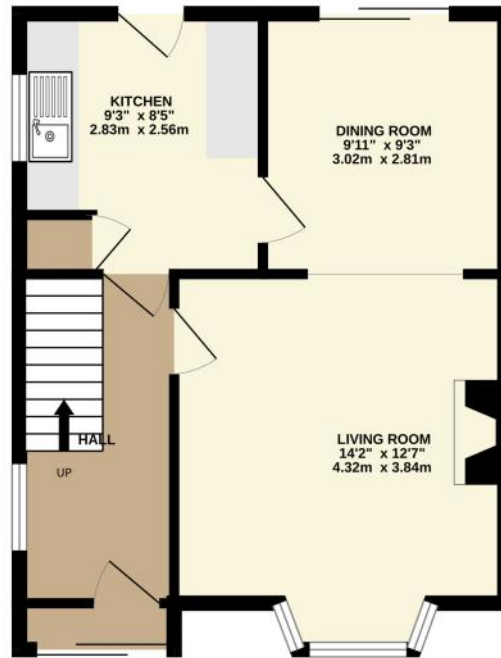
**Tenure: Freehold**



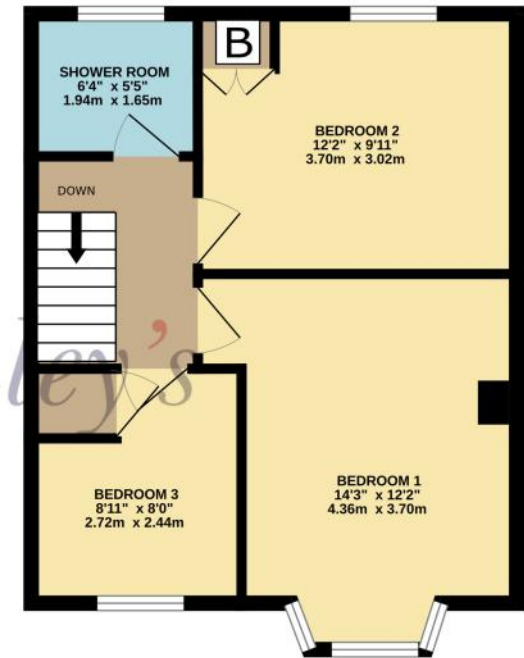
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GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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