



12 Maple Grove, Swindon, SN2 1SA  
£270,000

SWINDON  
HOMES  sales, lettings & mortgages

Sitting on the quiet Maple Grove, Swindon, this property offers a wonderful opportunity for those seeking a spacious family home. Built in the 1970s, this residence boasts a generous living space, providing ample room for comfortable living.

The property features three well-proportioned bedrooms, making it ideal for familie. An open-plan reception room, fitted kitchen, good-sized garage and extra boot/ store room provide great living space with the option of having a home office.

One of the standout features of this home is the parking availability, with space for up to three vehicles, complemented by a convenient driveway and garage.

Although the property is in need of some modernisation, it presents a blank canvas for the new owner to infuse their own taste and preferences. With no chain involved, you can look forward to a smooth transition into your new home.

In summary, this property in Maple Grove is a fantastic opportunity for those looking to invest in a spacious home. With its potential for modernisation and ample parking, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your home.

#### **Entrance Hall**

3'4" x 12'9" (1.02 x 3.9)

uPVC entrance door, door to boot/ store room, door to kitchen, door to living room, stairs to first floor, understairs storage, radiator

#### **Boot/ Store Room**

7'5" x 6'4" (2.27 x 1.95)

Window to front





### Lounge/ Diner

10'10" into 9'6" x 20'10" (3.31 into 2.92 x 6.37)

Sliding doors to rear garden, window to front aspect, two radiators



### Rear Garden

Enclosed rear garden with patio area and lawn



### Kitchen

12'4" x 8'0" (3.77 x 2.46)

Window to rear, unit units at eye and base level, cooker with extractor fan over, space and plumbing for dishwasher, space for fridge/ freezer, stainless steel sink, door to garage

### Garage

8'7" x 21'5" (2.62 x 6.54)

Up and over garage door, window to rear, space and plumbing for washing machine, door to garden

### Stairs and Landing

Window to side aspect, stairs from ground floor, airing cupboard with Worcester combi boiler, doors to bedrooms and bathroom, access to loft

### Bedroom One

10'11" x 12'4" (3.33 x 3.77)

Window to front, electric fire (untested), radiator

### Bedroom Two

12'9" x 8'3" (3.91 x 2.53)

Window to rear, radiator

### Bedroom Three

9'3" (to wardrobe) x 6'4" (2.82 (to wardrobe) x 1.95)

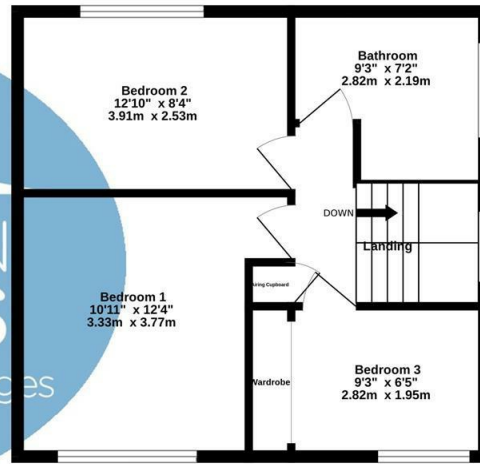




GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.

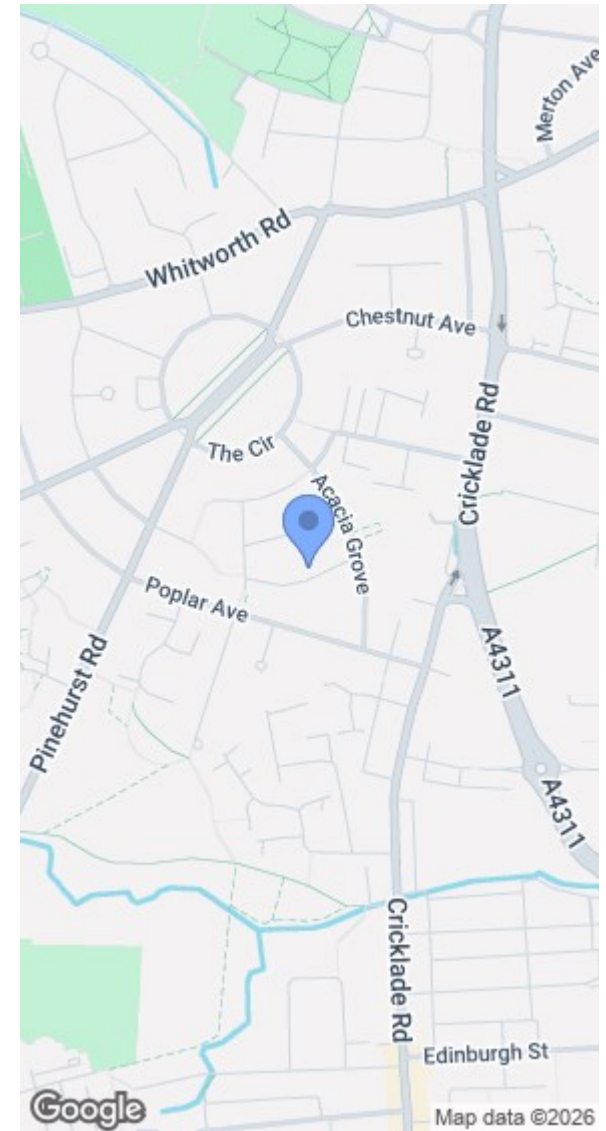


1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77