



THETFORD WAY

Taw Hill, Swindon, SN25 1WJ



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- NO ONWARD CHAIN
- Semi Detached House
- Two DOUBLE Bedrooms
- NEWLY RENOVATED
- Off Road Parking For Two Vehicles
- Living Room & Dining Area
- NEW Kitchen
- NEW Bathroom
- Enclosed Rear Garden
- EPC Rating - C

Guide Price £250,000



*** GUIDE PRICE £250,000 - £260,000 *** Primary Homes & Lettings are delighted to offer this NEWLY RENOVATED two DOUBLE bedroom semi detached house being sold with NO ONWARD CHAIN. Located in a quiet cul de sac in the popular area of Taw Hill within easy access to local amenities, schools, doctors surgery and transport links such as the A419 & M4 motorway. The accommodation briefly comprises of entrance hallway, living room, dining area, kitchen, two bedrooms and bathroom. Property also benefits from off road parking, enclosed rear garden and gas central heating. An early viewing is highly recommended.

Entrance Hallway

uPVC front door. Radiator.

Living Room

uPVC window to front elevation. Stairs to first floor. Storage cupboard. Two radiators. Opening to dining area.

Dining Area

uPVC French doors to rear garden. Radiator. Opening to kitchen.

Kitchen

uPVC window to rear elevation. Wall and base units with worktops over. Stainless steel sink and drainer. Built in single oven. Induction hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.

Landing

Loft access.

Bedroom One

uPVC window to rear elevation. Built in wardrobes. Radiator.

Bedroom Two

uPVC window to front elevation. Airing cupboard. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath with shower over, was hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

Front

Laid to lawn with path leading to storm porch. Gated access to rear garden. Outside light.

Rear Garden

Enclosed by timber fencing. Paved patio. Laid to lawn with

mature shrub border. Gravelled path leading to timber shed. Gated access to front. Outside light and tap.

Parking

Off road parking for two vehicles.

Tenure

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

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

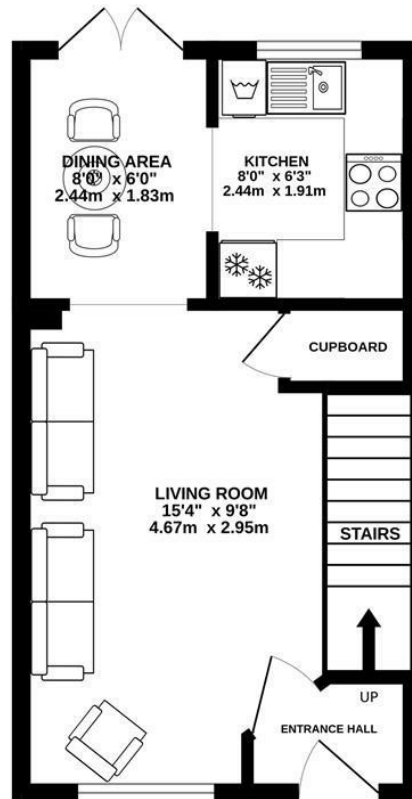
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

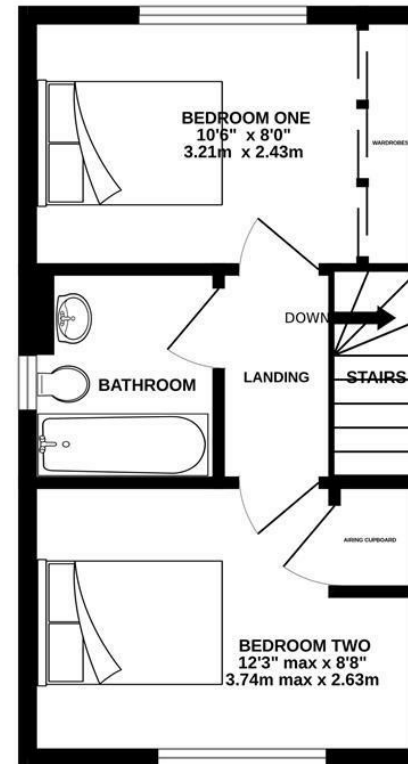
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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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