



PRIMARY  
FOR SALE  
01753 641641

## LOVERIDGE CLOSE

Upper Stratton, Swindon, SN2 7UD

## Loveridge Close, Upper Stratton, Swindon SN2 7UD

- NO ONWARD CHAIN
- End Terrace House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- Driveway Parking For Several Vehicles
- 17ft Garage
- Good Size Rear Garden
- 15ft Living Room
- Kitchen/Diner
- Excellent Location

**Offers Over £280,000**



**\*\*\* NO ONWARD CHAIN \*\*\*** We are delighted to present this three bedroom end terrace home, with POTENTIAL TO EXTEND (subject to planning permission). Tucked away in a quiet cul-de-sac within the highly sought-after area of Upper Stratton, the property provides convenient access to local amenities, well-regarded schools, and excellent transport links including the A419. The accommodation comprises of entrance hallway, a spacious living room, and a well-appointed kitchen/diner. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from a garage, a driveway providing off-road parking for several vehicles, and a generous rear garden. Further features include gas central heating. Early viewing is highly recommended to fully appreciate the potential this property has to offer.

#### **Entrance Hallway**

Stairs to first floor. Laminate flooring. Radiator.

#### **Living Room**

uPVC bay window to front elevation. Electric fireplace with mantle over. Laminate flooring. Radiator.

#### **Kitchen/Diner**

uPVC door and window to rear elevation. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Induction hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Understairs cupboard. Part tiled walls. Laminate flooring. Radiator.

#### **Landing**

Loft access (mostly boarded with loft ladder and light). Storage cupboard.

#### **Bedroom One**

uPVC window to rear elevation. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Radiator.

#### **Bathroom**

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

#### **Front**

Driveway Parking for several vehicles. Laid to lawn. Paved path leading to storm porch. Gated access to rear garden. Outside light.

#### **Rear Garden**

Enclosed by garden wall and timber fencing. Mostly laid to lawn with mature shrubs and tree. Decking area. Gated access to front. Pedestrian access to garage. Outside tap.

#### **Garage**

Up and over garage door. Door to rear garden. Light and power.

#### **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**

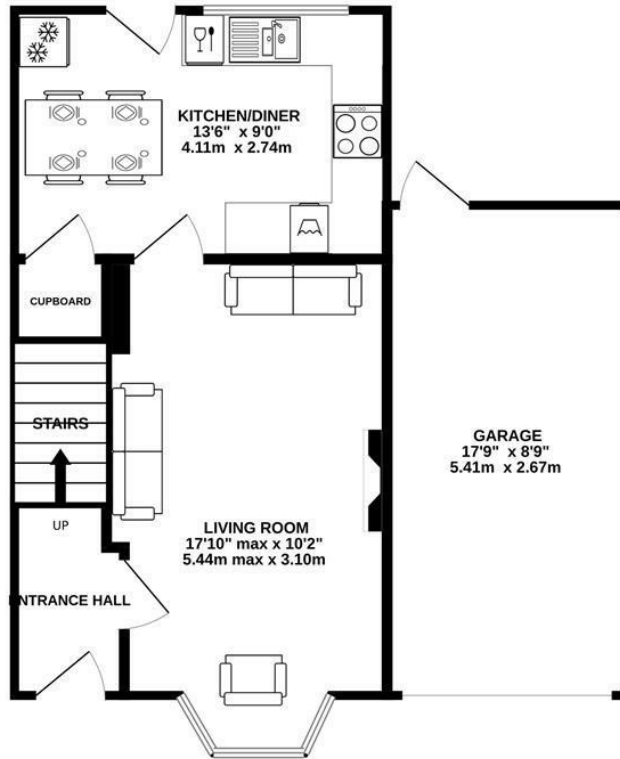
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### **Tenure**

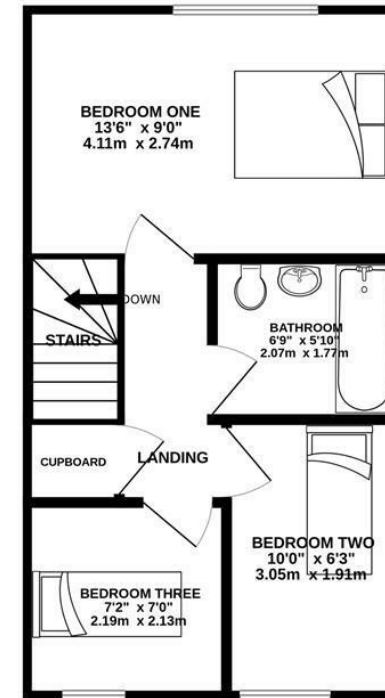
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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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