WANBOROUGH ROAD

Stratton, Swindon, SN3 4HG

PRIMARY
HOMES & LETTINGS

Wanborough Road, Stratton, Swindon SN3 4HG

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Semi Detached House
- Two DOUBLE Bedrooms
- NO ONWARD CHAIN
- Driveway Parking
- Living Room
- Kitchen
- Bathroom
- Rear Garden
- Good Location

Guide Price £180,000

*** GUIDE PRICE £180,000 - £190,000 *** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** Primary Homes & Lettings are delighted to offer this well presented two DOUBLE bedroom semi detached house being sold with NO ONWARD CHAIN. The accommodation comprises of living room, kitchen, bathroom and two bedrooms. Property also benefits from driveway parking, rear garden and gas central heating. Located in the popular area of Stratton within easy access to local amenities, schools and transport links such as the A419 & A420. An early viewing is highly recommended.

Living Room
uPVC window to front elevation. Radiator.

Kitchen
uPVC window to side elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in double oven. Induction hob. Space and plumbing for washing machine. Space for fridge. Stairs to first floor. Part tiled walls. Vinyl flooring.

Lobby
uPVC door to rear garden. Storage cupboard. Vinyl flooring.

Bathroom
Obscured uPVC window to rear 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.

Bedroom One
uPVC window to front elevation. Radiator.

Bedroom Two
uPVC window to rear elevation. Cupboard housing boiler. Radiator.

Front
Enclosed by brick wall with gated access leading to storm porch. Double gates leading to driveway parking. Gated access to rear garden.

Rear Garden
Enclosed by timber fencing and brick wall. Mostly laid to lawn. Space for timber shed. Gated access to front.

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

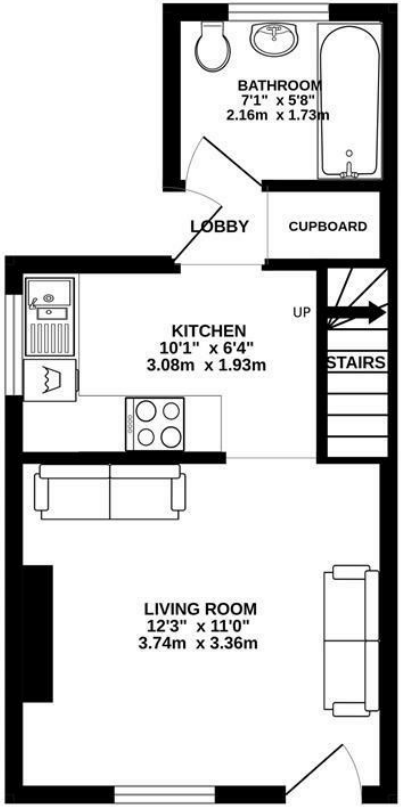
Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.

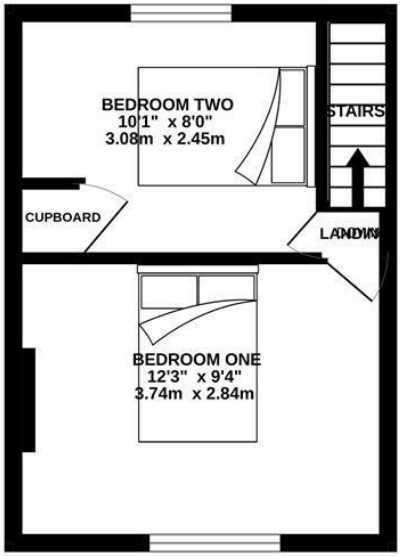
Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

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
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.5 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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