TRAJAN ROAD

Coleview, Swindon, SN3 4BW

PRIMARY
HOMES & LETTINGS

Trajan Road,
Coleview, Swindon SN3 4BW

- NO ONWARD CHAIN
- EXTENDED Semi Detached Bungalow
- Three Bedrooms
- IN NEED OF MODERNISATION
- POTENTIAL FOR FURTHER EXTENSION (STPP)
- 15ft Garage
- Driveway Parking For Several Vehicles
- Enclosed Rear Garden (South Facing)
- Excellent Location
- EPC Rating - C

Guide Price £300,000

*** NO ONWARD CHAIN *** IN NEED OF MODERNISATION ***
We are delighted to present this EXTENDED three bedroom semi detached bungalow, offering versatile accommodation throughout, the property also provides excellent POTENTIAL FOR FURTHER EXTENSION (subject to planning permission). Located in the popular area of Coleview within easy reach of local amenities, reputable schools, and excellent transport links including the A419 and A420, this home is ideally suited for families, downsizers, or buyers seeking single level living with future potential. The accommodation briefly comprises of entrance hallway, lounge/diner, kitchen, three bedrooms, and bathroom. Externally, the property benefits from driveway parking for several vehicles, a garage, and a private enclosed rear garden. Further features include gas central heating and uPVC double glazing throughout. An early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Entrance Hallway
Storage cupboard housing boiler. Loft access. Radiator.

Lounge/Diner
uPVC sliding door to rear garden. Gas fireplace with mantle over. Radiator.

Kitchen
uPVC window to rear elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker with extractor hood over. Space and plumbing for washing machine. Space for undercounter fridge. Part tiled walls. Tiled flooring. Radiator.

Bedroom One
uPVC window to front elevation. Radiator.

Bedroom Two
uPVC windows to front and rear elevation. Radiator.

Bedroom Three
uPVC window to front elevation. Radiator.

Bathroom
Obscured uPVC window to side elevation. Suite comprising of shower, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

Front & Side
Block paved driveway with parking for several vehicles. Gravelled area with potential for further parking. Gated access to rear garden. Storm porch. Outside light.

Rear Garden
South facing. Enclosed by timber fencing. Paved patio with path leading to greenhouse. Laid to lawn with mature shrubs and hedges. Awning. Gated access to front & side. Outside tap.

Garage
Up and over garage door. Light and power.

EPC Rating
C (70)

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

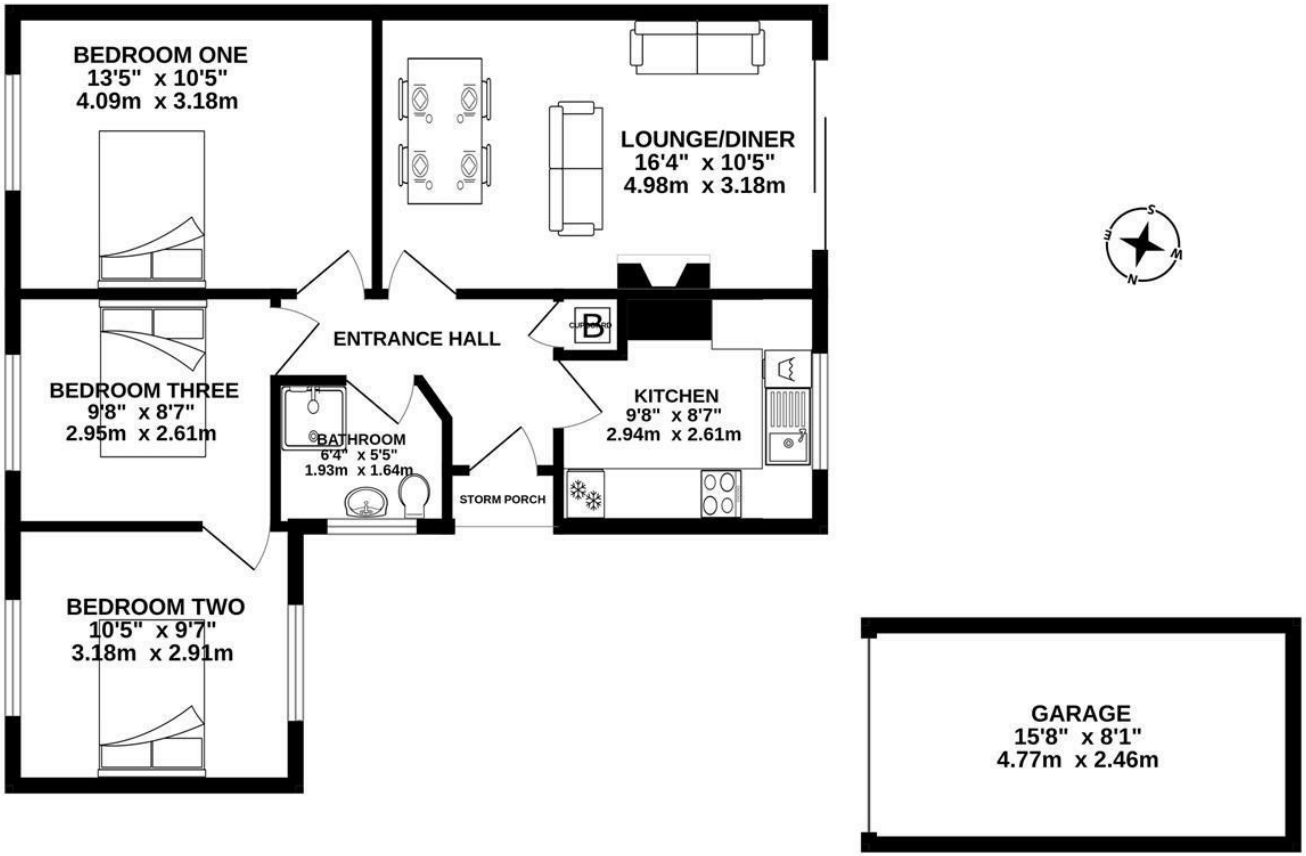
Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

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
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.

781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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