



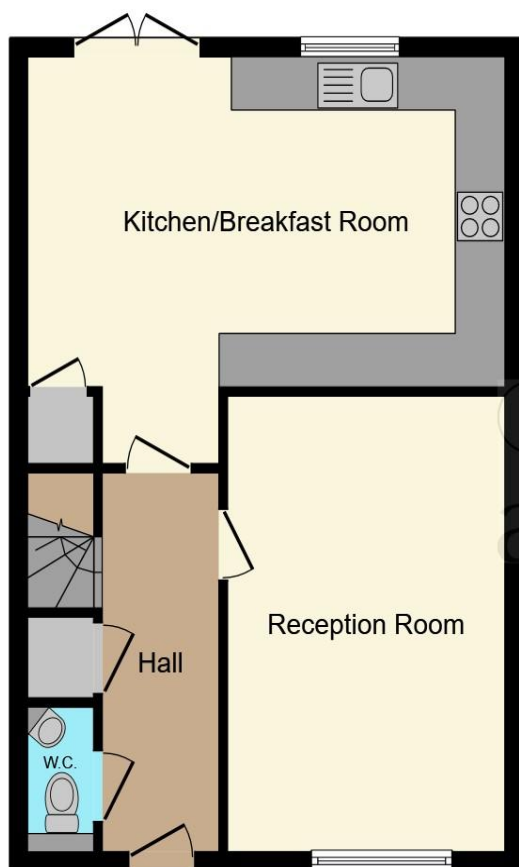
Magdalene Close, South Marston Swindon SN3 4FR

welcome to

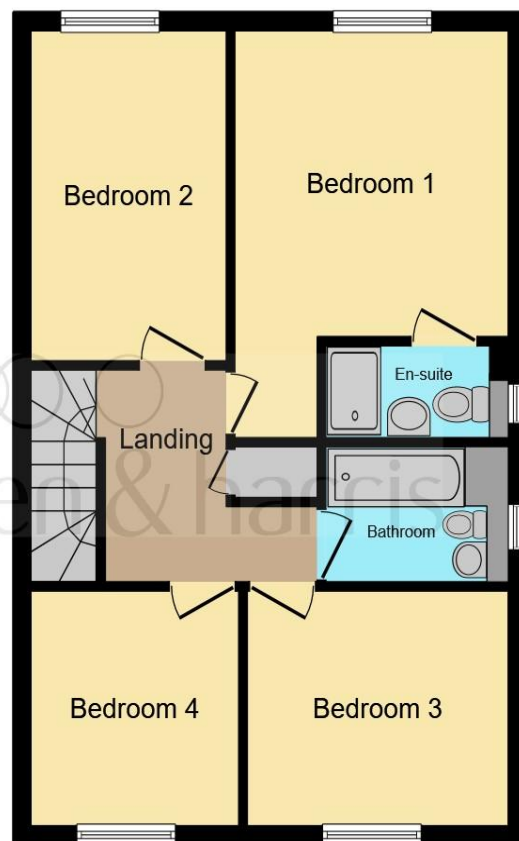
Magdalene Close, South Marston Swindon

****Virtual Tour**** Beautifully presented 4-bedroom detached home in South Marston. Features a modern kitchen/diner, spacious living room, ensuite to master, family bathroom, and cloakroom. Includes enclosed garden, garage with driveway and EV charger. Still under NHBC warranty. No onward chain.

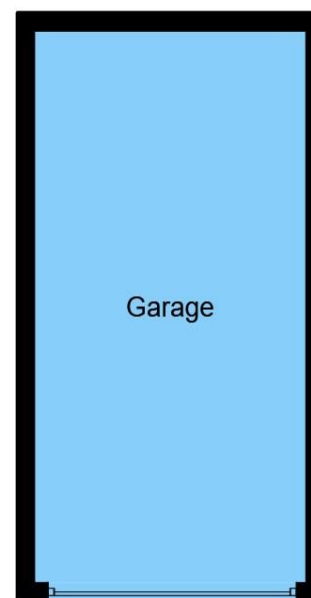




Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom

Lounge

18' 1" x 10' 10" (5.51m x 3.30m)

Kitchen/Breakfast

15' 1" x 18' 10" (4.60m x 5.74m)

Landing

Bedroom One

15' 5" max x 10' 10" (4.70m max x 3.30m)

En-Suite

Bedroom Two

10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom Three

12' 1" x 7' 8" (3.68m x 2.34m)

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)

Family Bathroom

Rear Garden

Garage

20' 3" x 10' 7" (6.17m x 3.23m)

Driveway

Vendors Note

The owner has stated he is happy to negotiate most items of furniture in the property.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Magdalene Close, South Marston Swindon

- Virtual Tour
- Detached Family Home. Four Bedrooms
- No Onward Chain
- Two Bathrooms and Cloakroom
- Lounge

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106290



Property Ref:
HWT106290 - 0009

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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