



THETFORD WAY
Taw Hill, Swindon, SN25 1WZ


PRIMARY
HOMES & LETTINGS

Thetford Way, Taw Hill, Swindon SN25 1WZ

- NO ONWARD CHAIN
- Semi Detached House
- Two DOUBLE Bedrooms
- Driveway Parking For Two/Three Vehicles
- Enclosed Rear Garden (West Facing)
- Living Room
- Kitchen/Breakfast
- Downstairs Cloakroom
- Excellent Location
- EPC Rating C

Guide Price £250,000



*** GUIDE PRICE £250,000 - £260,000 *** Primary Homes & Lettings are delighted to offer this two DOUBLE bedroom semi detached house being sold with NO ONWARD CHAIN. Located in the popular area of Taw Hill within walking distance to local amenities, doctors surgery, schools and easy access to The Orbital Shopping Centre and transport links such as the A419. The accommodation comprises of entrance hallway, living room, kitchen/breakfast, cloakroom, two bedrooms and bathroom. Property also benefits from driveway parking for two/three vehicles, good size rear garden and gas central heating.

Entrance Hallway

Stairs to first floor. Radiator.

Living Room

uPVC window to front elevation. Two radiators.

Kitchen/Breakfast

uPVC patio doors to rear garden. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Inset ceiling lights.

Lobby Area

Understairs cupboard. Tiled flooring. Inset ceiling light. Radiator.

Cloakroom

Obscured uPVC window to rear elevation. White suite comprising of pedestal wash hand basin and low level W.C. Vinyl flooring. Radiator.

Landing

Loft access.

Bedroom One

uPVC window to front elevation. Airing cupboard. Radiator.

Bedroom Two

uPVC window to rear elevation. Two double built in wardrobes. Radiator.

Bathroom

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

Front

Driveway parking for two/three vehicles. Gated access to rear garden. Gravelled area with path leading to storm porch.

Rear Garden

West facing. Enclosed by timber fencing. Mostly laid to lawn with patio area. Gated access to front. Outside light and tap.

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

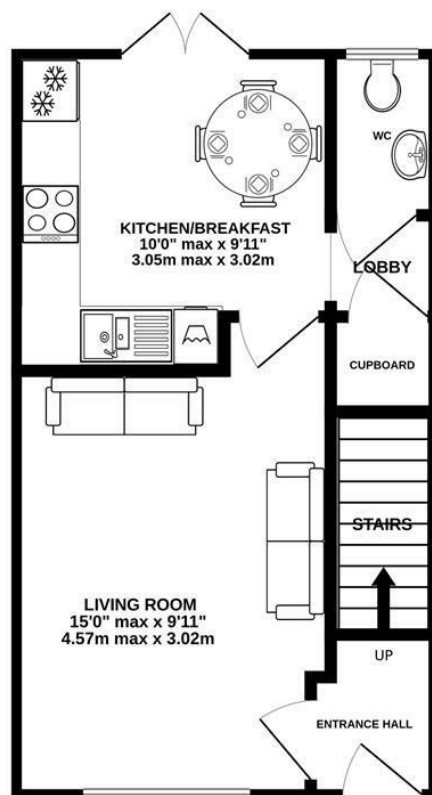
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

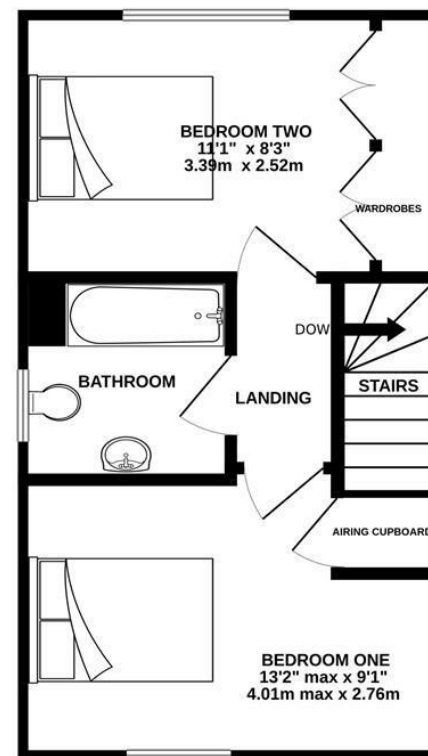
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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