



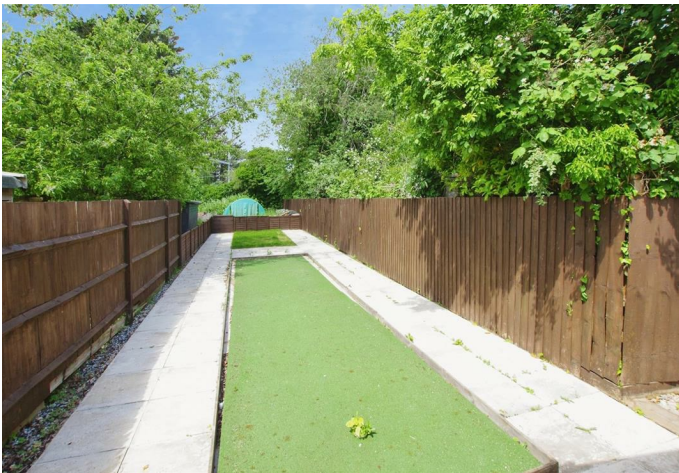
STRATTON ROAD
Stratton, Swindon, SN1 2PR


PRIMARY
HOMES & LETTINGS

Stratton Road, Stratton, Swindon SN1 2PR

- NO ONWARD CHAIN
- Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- 138ft Rear Garden
- 31ft External Garage
- Driveway Parking For Several Vehicles
- NEWLY DECORATED & NEW CARPETS
- Excellent Location

Offers Over £300,000



*** NO ONWARD CHAIN *** We are delighted to offer this NEWLY DECORATED three bedroom detached house in the popular Stratton area, offering excellent POTENTIAL TO EXTEND (subject to planning). The property features an entrance porch, hallway, spacious lounge/diner, kitchen, three bedrooms, and a family bathroom. Outside, there is an impressive rear garden measuring approximately 138ft, an external garage, additional side garage/storage space, and a driveway providing parking for several vehicles. Further benefits include gas central heating and convenient access to local amenities, schools, and major transport links including the A419 and A420. Early viewing is highly recommended.

Entrance Porch

Obscured uPVC window to front elevation. uPVC door to hallway.

Hallway

Obscured uPVC window to porch. Stairs to first floor. Laminate flooring. Radiator.

Lounge/Diner

uPVC bay window to front elevation. uPVC window to rear elevation. Feature fireplace. Two radiators.

Kitchen

uPVC window to rear elevation. uPVC door to side. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Space for built in oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for undercounter fridge. Larder cupboard with obscured uPVC window to side. Part tiled walls. Tiled flooring.

Landing

uPVC window to side elevation. Loft access.

Bedroom One

uPVC window to rear elevation. Radiator.

Bedroom Two

uPVC bay window to front elevation. Feature fireplace. Radiator.

Bedroom Three

uPVC window to front elevation. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath with shower over, vanity unit

with built in wash hand basin and W.C. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Front

Enclosed by brick wall. Block paved driveway with parking for several vehicles. Gravelled area with trees.

Garage/Storage

Double doors to front. Two Velux windows to side elevation.

External Garage

Two uPVC windows to side elevation. Light and power.

Rear Garden

Approximately 138ft. Enclosed by timber fencing. Paved patio. Laid to lawn leading to gravelled area. Further patio leading to gated access to a small allotment.

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

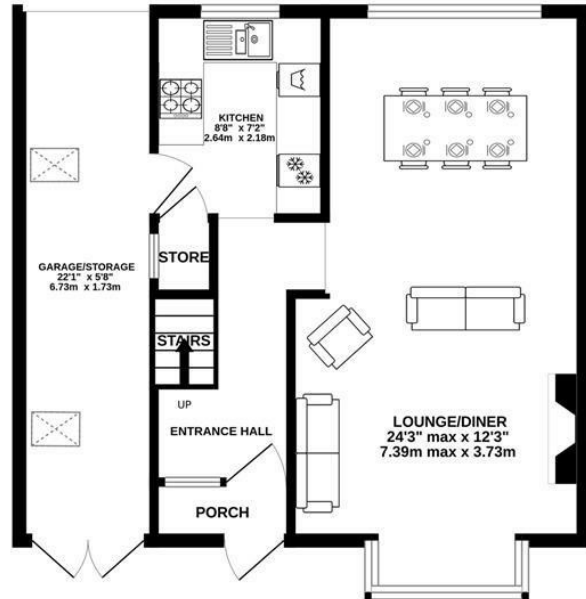
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

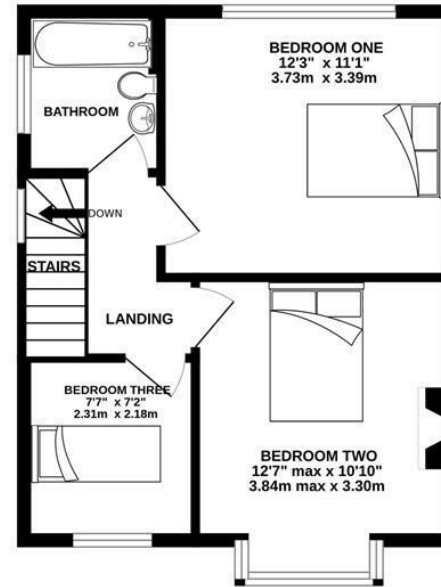
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



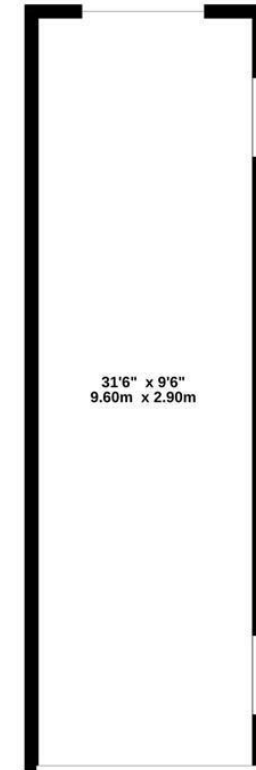
GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



EXTERNAL GARAGE



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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01793 641641

101 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

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