



Pearce Close, Swindon, SN2 7SW

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PROPERTY SALES & LETTINGS



- 2 Double Bedroom End Of Terrace
- Beautifully Presented Throughout
- Modern Bathroom
- Non Overlooked Rear Garden
- uPVC Double Glazing
- Generous Driveway Parking
- Modern Kitchen
- Modern Combi Boiler
- Secure Side Storage
- Fantastic Investment or First Time Buy

15 Pearce Close Swindon, SN2 7SW

£230,000

Tucked away at the end of a cul-de-sac in Stratton, Swindon, this modern two double bedroom end of terrace home offers a great blend of practicality and convenience, with immediate and easy access onto the A419.

The property has been exceptionally well cared for by the current owners and is presented in superb condition throughout, boasting modern fixtures and fittings and a clean, contemporary finish.

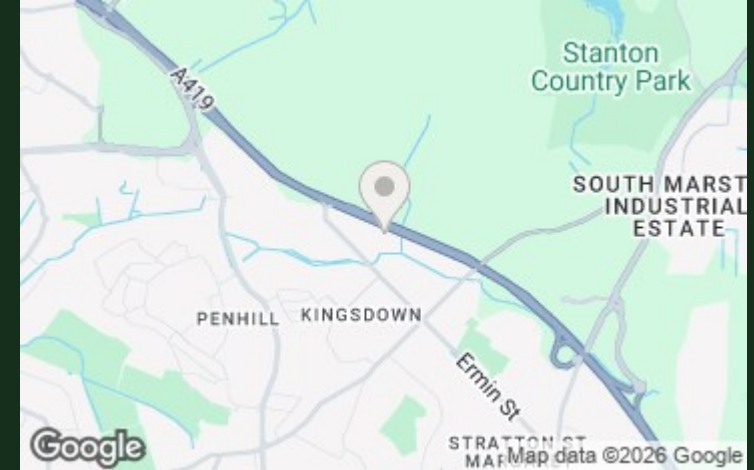
The accommodation begins with a welcoming entrance hallway, featuring a secure composite front door. The ground floor offers a stylish modern kitchen and a spacious living room, complete with patio doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

A distinctive spiral staircase leads to the first floor, where you'll find a

beautifully appointed central bathroom with a side window, along with two generously sized double bedrooms. The principal bedroom benefits from wall-to-wall fitted wardrobes, providing ample storage.

Externally, the property continues to impress. To the rear is a fully enclosed garden, designed for low maintenance and offering a good degree of privacy. There is also a substantial attached storage shed to the side of the property, complete with power and lighting, and with convenient access running from the front through to the rear garden. The home also benefits from generous driveway parking.

This is a fantastic property on offer, perfectly suited to first-time buyers, downsizers, or investors seeking a well-maintained, move-in-ready home in a highly accessible location. Early viewings are highly recommended to avoid missing out.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Swindon Borough Council

Tax Band B For year 2026/27 = £1,902.67
For information on tax banding and rates, please call Swindon Borough Council

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Upto 5000 mbps (Ofcom)

Water + Waste: Mains

Electric: Mains

Gas: Mains

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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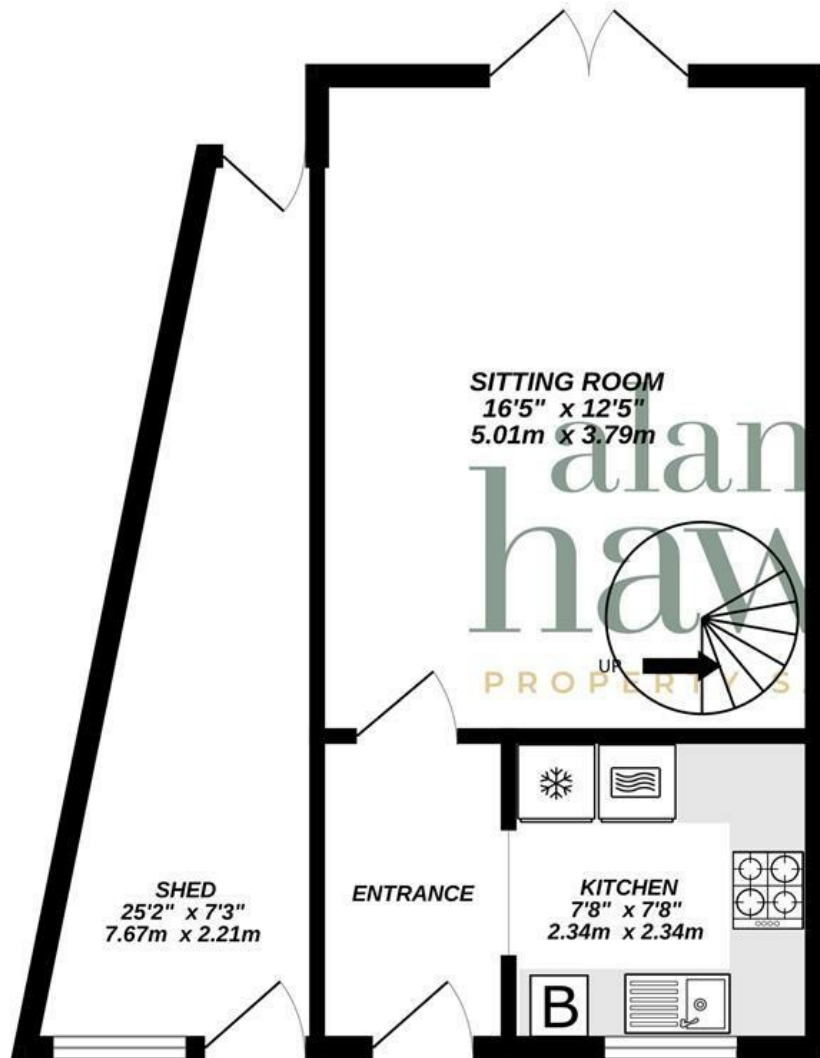


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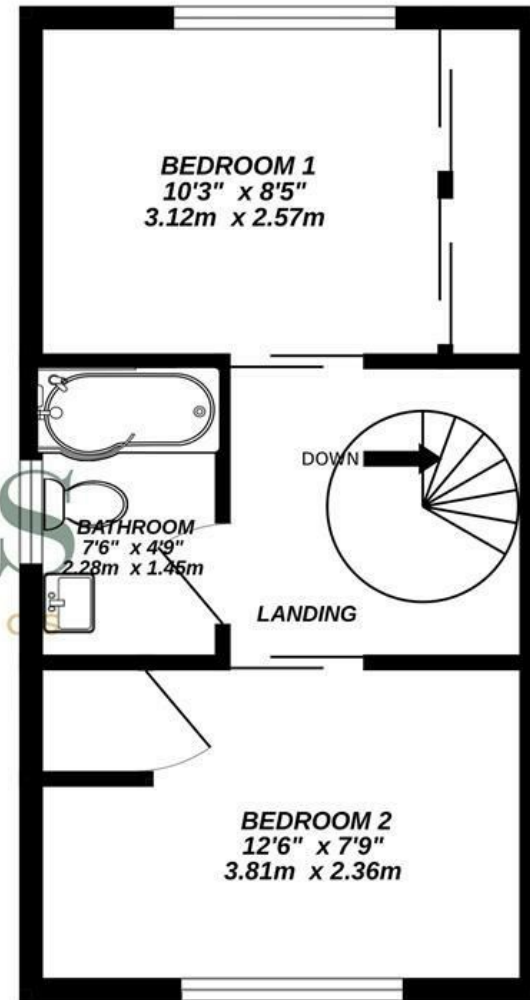




GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

