



Magdalene Close, South Marston Swindon SN3 4FR

welcome to

Magdalene Close, South Marston Swindon

Beautiful three-bed home in popular South Marston, overlooking playing fields. Features include lounge, modern kitchen/diner, utility, cloakroom, three bedrooms, master ensuite, family bathroom, enclosed garden, garage and parking for two. A stylish, well-located modern home.



Entrance Hall

Front aspect door, radiator, stairs to the first floor and doors to the lounge and kitchen/dinner.

Lounge

19' 4" x 10' 4" (5.89m x 3.15m)

Front aspect window, radiator and side aspect patio doors to garden.

Kitchen/Diner

19' 4" x 8' 10" (5.89m x 2.69m)

Fitted kitchen comprising of a range of eye and low level units, work surfaces, eye low level oven, single bowl sink and drainer, fitted dishwasher, gas hob and cooker hood, arch to utility room.

Utility Room

5' 8" x 5' 2" (1.73m x 1.57m)

Fitted fridge/freezer, fitted washing machine, work surfaces and door to the cloakroom.

Cloakroom

Fitted suite offering low level wc, hand wash basin, part tiled walls, radiator and extractor fan.

First Floor Landing

Airing cupboard and radiator.

Bedroom One

11' 5" x 10' 3" (3.48m x 3.12m)

Front and side aspect windows, radiator, built in wardrobes and door to ensuite.

En-Suite

Fitted suite offering shower enclosure, low level wc, hand wash basin, part tiled walls, extractor fan and towel radiator.

Bedroom Two

11' 5" x 10' 6" (3.48m x 3.20m)

Front aspect window and radiator.

Bedroom Three

7' 8" x 7' 1" (2.34m x 2.16m)

Side aspect window and radiator.

Bathroom

Fitted suite offering a panel enclosed bath with shower over, low level wc, hand wash basin, towel radiator, side aspect window and extractor fan.

Garden

Enclosed garden with rear aspect gate, patio, laid to lawn.

Garage

Up over door with light and power.

Driveway

Driveway parking in front of the garage with two cars parked tandem.



view this property online allenandharris.co.uk/Property/HWT106500



welcome to

Magdalene Close, South Marston Swindon

- Popular South Marston village location
- Overlooks open playing fields
- Stylish kitchen/diner with utility room
- Bright, spacious lounge with garden access
- Three bedrooms, master with ensuite

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/HWT106500](https://www.allenandharris.co.uk/Property/HWT106500)



Property Ref:
HWT106500 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk