



**BOURNE ROAD**

Moredon, Swindon, SN2 2JN

**PRIMARY**  
HOMES & LETTINGS

## Bourne Road, Moredon, Swindon SN2 2JN

- Semi Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- Driveway Parking For Several Vehicles
- Large Enclosed Rear Garden (EAST Facing)
- Two Reception Rooms
- Garage Converted Into A Workshop
- Utility Room & Cloakroom
- Good Location
- Non Standard Construction

**Guide Price £260,000**



\*\*\* GUIDE PRICE £260,000 - £270,000 \*\*\* We are pleased to offer this spacious three bedroom semi detached house with POTENTIAL TO EXTEND (subject to planning permission). The accommodation briefly comprises of entrance hallway, living room, dining room, kitchen, utility room, cloakroom, workshop, three bedrooms and bathroom. Property also benefits from a large three tiered garden, driveway parking for several vehicles and gas central heating. Located in Moredon within easy access to all local amenities and schools.

#### **Entrance Hallway**

Stairs to first floor. Laminate flooring. Radiator.

#### **Living Room**

uPVC window to front elevation. Radiator.

#### **Dining Room**

uPVC window to rear elevation. Laminate flooring. Radiator.

#### **Kitchen**

uPVC window to rear elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in double oven. Gas hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Understairs cupboard. Part tiled walls. Tiled flooring.

#### **Utility Room**

uPVC door to rear garden. Wall and base units with rolled edge worktops over. Space and plumbing for washing machine and tumble dryer. Vinyl flooring. Inset ceiling lights.

#### **Cloakroom**

White suite comprising of wash hand basin and low level W.C. Inset ceiling lights. Vinyl flooring.

#### **Workshop/Garage**

Base units with rolled edge worktops. Light & power.

#### **Landing**

uPVC window to side elevation. Loft access (fully boarded).

#### **Bedroom One**

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

#### **Bedroom Two**

uPVC window to front elevation. Built in wardrobe. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to side elevation. White suite comprising of built in bath, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Inset ceiling lights. Heated towel rail.

#### **Front**

Driveway parking for several vehicles. Storm porch.

#### **Rear Garden**

East facing. Enclosed by timber fencing. Large decking area with steps leading to low maintenance area with shrub borders and space for timber shed, further steps leading to lawned area.

#### **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**

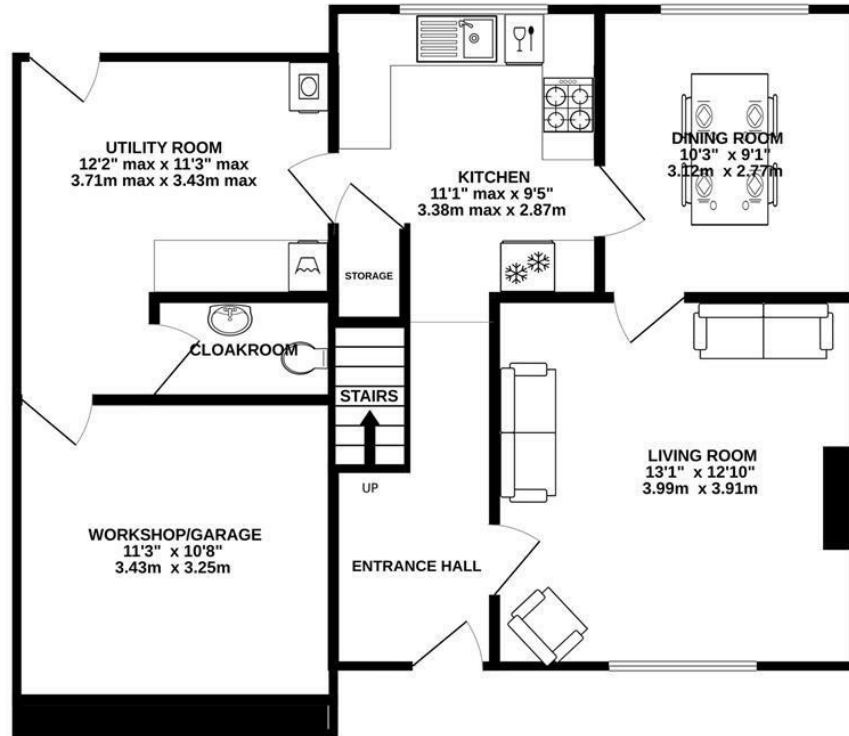
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### **Tenure**

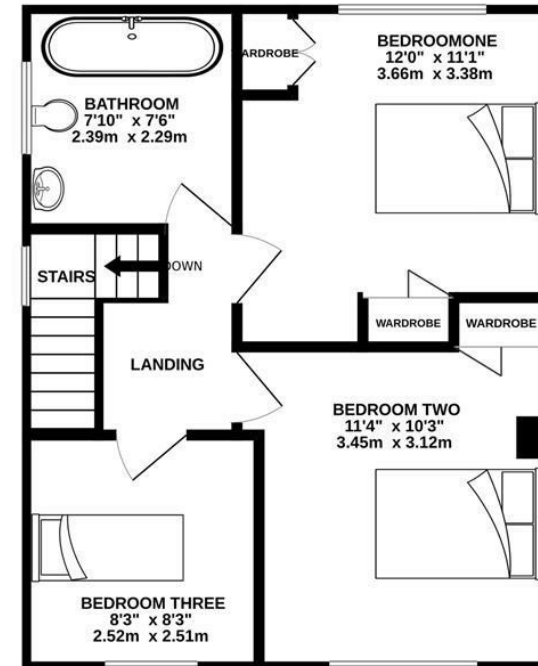
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.



GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 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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