



**HATCH ROAD**

Stratton St Margaret, Swindon, Wiltshire SN3 4XY

**PRIMARY**  
HOMES & LETTINGS

**Hatch Road, Stratton St  
Margaret, Swindon SN3 4XY**

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Three Storey Townhouse
- Three Bedrooms
- NO ONWARD CHAIN
- Off Road Parking For Two Vehicles
- NEWLY DECORATED & NEW CARPETS
- En-Suite To Master Bedroom
- Downstairs Cloakroom
- EPC RATING - C
- Excellent Location

**Chain Free £280,000**



We are delighted to offer this well presented three bedroom three storey townhouse being sold with NO ONWARD CHAIN. The ground floor briefly comprises of entrance hallway, cloakroom, kitchen and lounge/diner. To the first floor are bedrooms two and three and family bathroom. The master bedroom with en-suite are located on the second floor. Property also benefits from off road parking for two vehicles, enclosed rear garden, gas central heating and uPVC double glazing. Located in the popular area of Stratton St Margaret within walking distance of all local amenities, schools and easy access to transport links such as the A419 & A420. An early viewing is highly recommended.

#### **Entrance Hallway**

uPVC front door. Stairs to first floor. Laminate flooring. Radiator.

#### **Cloakroom**

White suite comprising of pedestal wash hand basin with splash back tiles and low level W.C. Extractor fan. Vinyl flooring. Radiator.

#### **Kitchen**

uPVC window to front elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Laminate flooring. Radiator.

#### **Lounge/Diner**

uPVC French doors and windows to rear elevation. Laminate flooring. Radiator.

#### **Landing**

uPVC window to front elevation. Stairs to second floor. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Radiator.

#### **Bathroom**

White suite comprising of panelled bath, pedestal wash hand basin with splash back tiles and low level W.C. Extractor. Part tiled walls. Vinyl flooring. Radiator.

#### **Landing**

Airing cupboard.

#### **Bedroom One**

Two Velux windows to rear elevation. Loft access (partly boarded). Radiator.

#### **En-Suite**

Obscured uPVC window to front elevation. White suite comprising of built in shower, pedestal wash hand basin with splash back tiles and low level W.C. Extractor. Vinyl flooring. Radiator.

#### **Front**

Off road parking for two vehicles. Storm porch. Outside light.

#### **Rear Garden**

West facing. Enclosed by timber fencing and brick wall. Artificial turf. Paved patio with gravelled path leading to gated rear access.

#### **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**

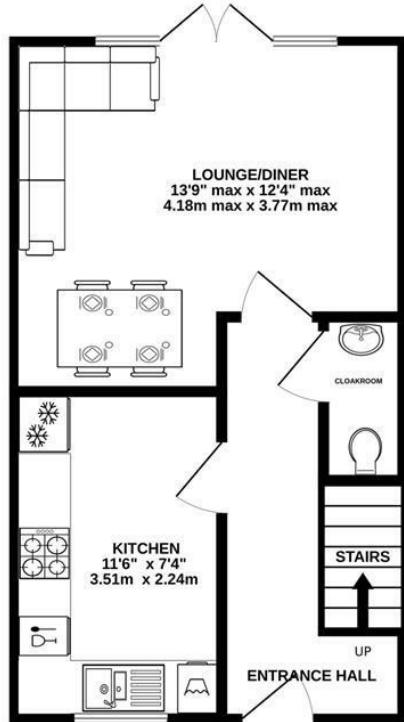
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

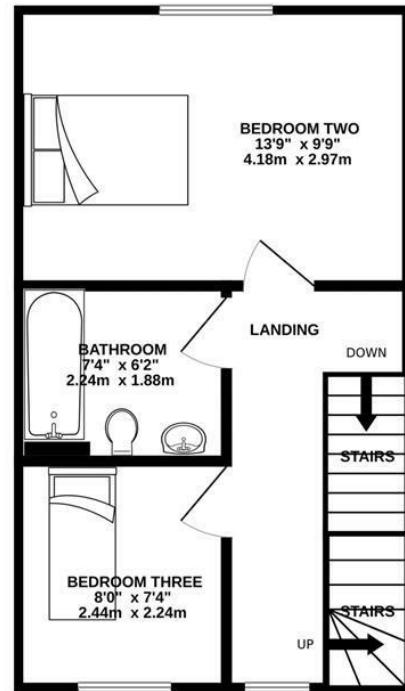
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



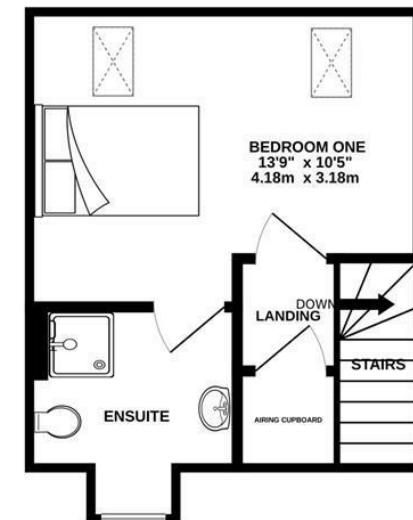
GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



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TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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