



**GIFFORD ROAD**

Lower Stratton, Swindon, Wiltshire SN3 4XR

**PRIMARY**  
HOMES & LETTINGS

# Gifford Road, Lower Stratton, Swindon SN3 4XR

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- End Terrace House
- Two Bedrooms
- Driveway Parking For Two Vehicles
- Additional Allocated Parking For One Vehicle
- Lounge/Diner
- Kitchen
- Modern Shower Room
- Gas Central Heating
- Excellent Location

**Price £210,000**



\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\* We are pleased to offer this well presented two bedroom end terrace house located in a quiet cul de sac in Stratone village, within easy access to all local amenities, schools and transport links such as the A419 & A420. The accommodation comprises of entrance porch, lounge/diner, kitchen, two bedrooms and shower room. Property also benefits from driveway parking for two vehicles with additional allocated parking for one vehicle and gas central heating. An early viewing is highly recommended.

#### **Entrance Porch**

uPVC double doors. Storage cupboard. Laminate flooring. uPVC door to lounge/diner.

#### **Lounge/Diner**

uPVC bay window to front elevation. Stairs to first floor. Gas fireplace with mantle over. Laminate flooring. Vertical radiator.

#### **Kitchen**

uPVC window to side elevation. Gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Freestanding cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator.

#### **Bedroom One**

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

#### **Bedroom Two**

uPVC window to front elevation. Laminate flooring. Radiator.

#### **Shower Room**

Obscured uPVC window to side elevation. White suite comprising of double built in shower, wash hand basin with cupboard under and low level W.C. Loft access. Part tiled walls. Laminate flooring. Heated towel rail.

#### **Front**

Enclosed by timber fencing with gated access. Block paved driveway with parking for two vehicles. Laid AstroTurf with timber shed. Outside light.

#### **Parking**

Allocated parking for one vehicle.

#### **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**

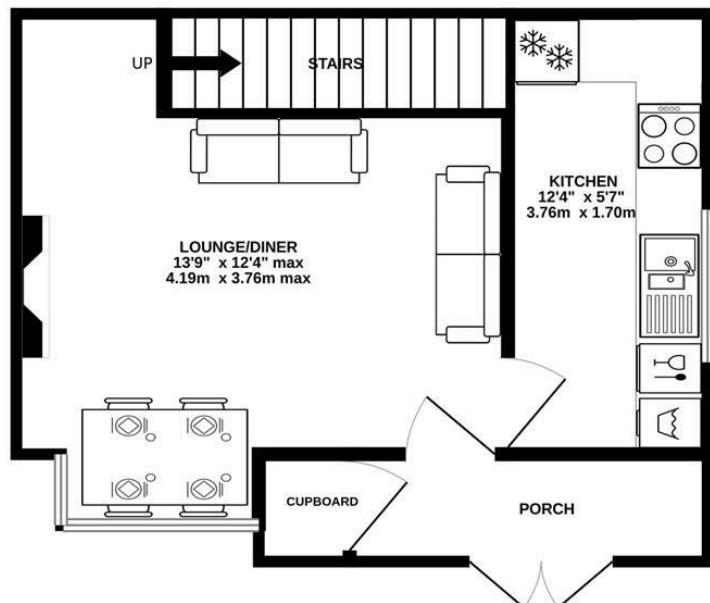
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

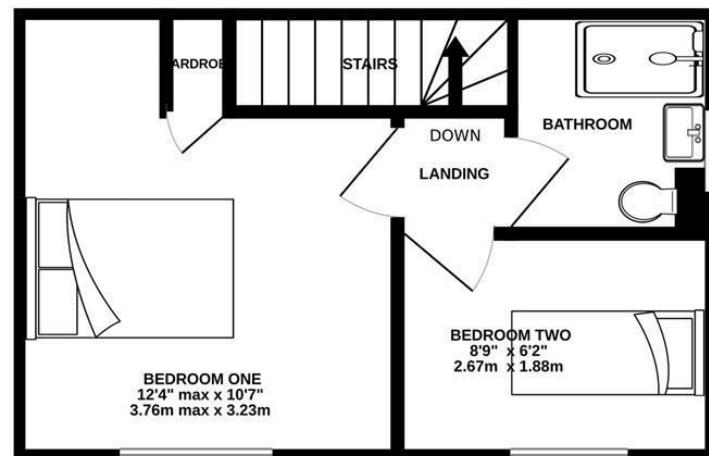
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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](mailto:info@primaryhomesandlettings.co.uk)

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