



HEATH WAY

Coleview, Swindon, Wilts SN3 4DT

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- NO ONWARD CHAIN
- EXTENDED Semi Detached House
- Three/Four Bedrooms
- POTENTIAL FOR FURTHER EXTENSION (STPP)
- South West Facing Rear Garden
- Garage
- Driveway Parking For Several Vehicles & Car Port
- 21ft Lounge/Diner
- Downstairs Shower Room
- Excellent Location

Guide Price £325,000



*** GUIDE PRICE £325,000 - £335,000 *** NO ONWARD CHAIN

*** We are delighted to offer this EXTENDED three/four bedroom semi detached house offering excellent living space and further POTENTIAL TO EXTEND (subject to planning permission). Situated in the popular Coleview area, the property provides convenient access to local amenities, well-regarded schools, Greenbridge Retail Park, and key transport links including the A419 and A420. The accommodation briefly comprises of entrance hallway, lounge/diner, kitchen, downstairs shower room, and a versatile ground floor bedroom/dining room. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a garage, driveway parking for several vehicles, a car port, and a generous rear garden. Further features include gas central heating and uPVC double glazing throughout. Early viewing is highly recommended.

Entrance Porch

uPVC door to hallway.

Entrance Hallway

Stairs to first floor. Radiator.

Kitchen

uPVC windows to front and side elevation. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Space for cooker with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Stone floor. Inset ceiling lights. Two radiators.

Lobby

Door to car port.

Shower Room

Obscured uPVC window to car port. White suite comprising of built in shower, wash hand basin with cupboard under and low level W.C. Part tiled walls. Radiator.

Lounge/Diner

uPVC window and sliding door to rear garden. Gas fire with marble surround. Radiator.

Bedroom/Dining Room

uPVC windows to rear and side elevation. Radiator.

Landing

Loft access. Cupboard housing boiler.

Bedroom One

uPVC window to front elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to side elevation. Radiator.

Bathroom

Two obscured uPVC windows to side elevation. White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

Garage

Electric roller door. Light and power.

Car Port

Double gates to front. Gated access to rear garden.

Front

Driveway parking for several vehicles. Laid to lawn with mature hedging and trees.

Rear Garden

Enclosed by timber fencing. Decking and paved patio. Mostly laid to lawn with mature shrubs and trees. Gated access to front.

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

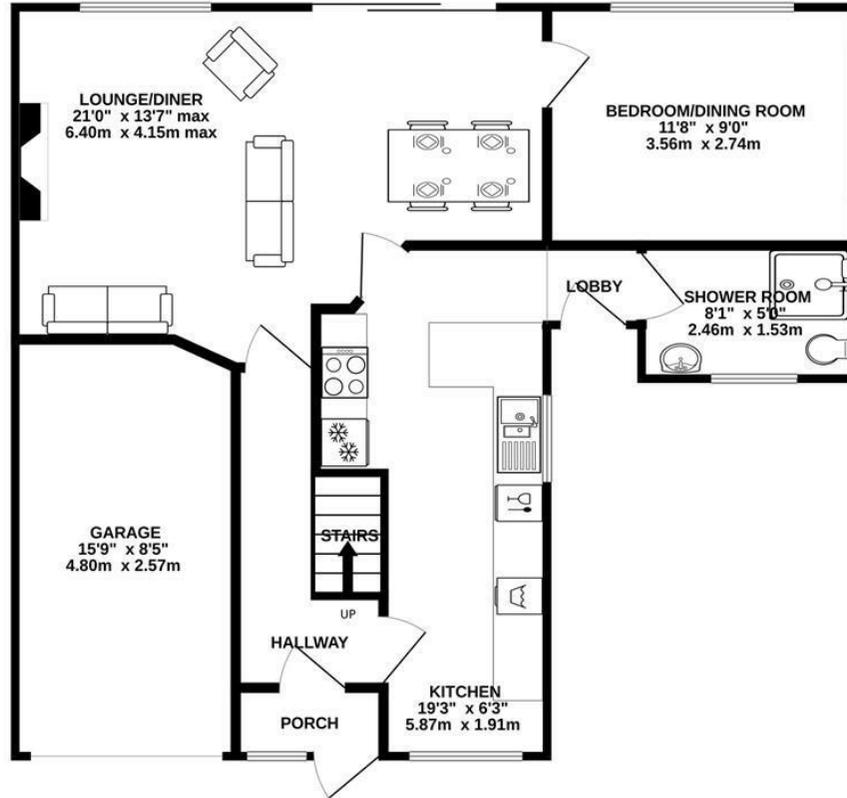
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

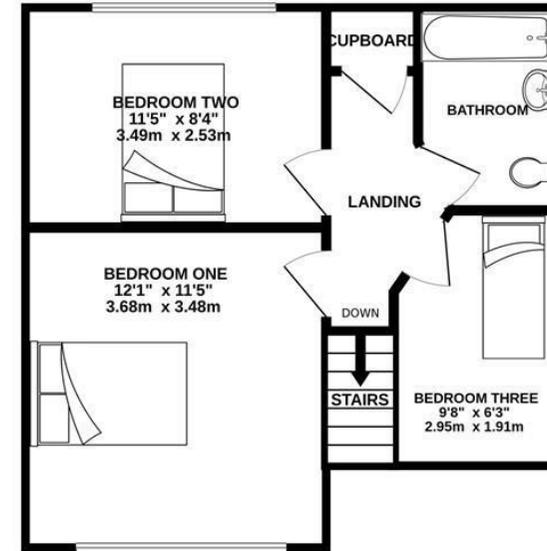
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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01793 641641

101 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

