



**ASCHAM ROAD**

Grange Park, Swindon, SN5 6BG

  
**PRIMARY**  
HOMES & LETTINGS

## Ascham Road, Grange Park, Swindon SN5 6BG

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Mid Terrace House
- Two Bedrooms
- NO ONWARD CHAIN
- Off Road Parking
- Enclosed Rear Garden
- Kitchen/Breakfast
- Gas Central Heating
- uPVC Double Glazing
- Good Location

**Chain Free £210,000**



\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\* We are pleased to offer this two bedroom mid terrace house being sold with NO ONWARD CHAIN. Located in a quiet cul de sac in Grange Park, West Swindon, within walking distance to the West Swindon shopping centre and Shaw Ridge leisure centre. The accommodation comprises of living room, kitchen/breakfast, two bedrooms and family bathroom. Property also benefits from an enclosed rear garden, off road parking, uPVC double glazing and gas central heating. Viewing is highly recommended.

### **Entrance Hallway**

Stairs to first floor. Laminate flooring.

### **Living Room**

uPVC window to front elevation. Radiator.

### **Kitchen/Breakfast**

uPVC door and window to rear elevation. Wall and base units with rolled edge worktops over. Stainless steel sink. Freestanding cooker. Space and plumbing for washing machine. Understairs cupboard. Part tiled walls. Tiled flooring. Radiator.

### **Landing**

Loft access.

### **Bedroom One**

uPVC window to front elevation. Airing cupboard. Radiator.

### **Bedroom Two**

uPVC window to rear elevation. Radiator.

### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Laminate flooring. Heated towel rail.

### **Front**

Gravelled area with path leading to storm porch.

### **Rear Garden**

Enclosed by timber fencing. Large decking area. Laid to lawn. Outside tap.

### **Parking**

Off road parking to the 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**

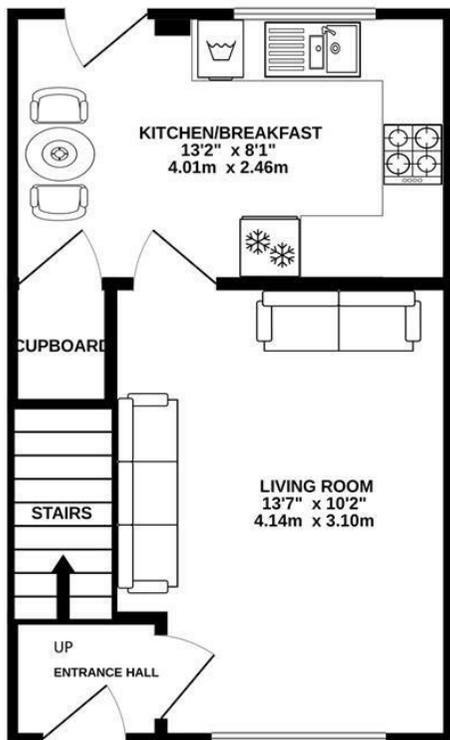
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### **Money Laundering**

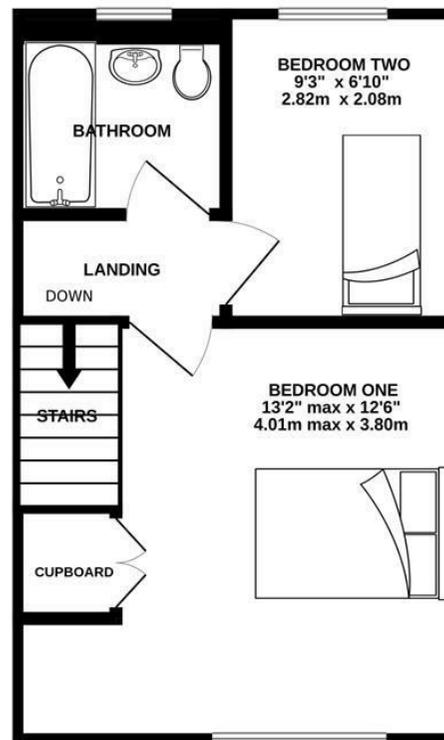
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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