



**98 Grange Drive, Stratton St  
Margaret, Swindon, SN3 4LD**

- POTENTIAL TO EXTEND (STPP)
- Semi Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- 130ft Rear Garden (South East Facing)
- Two Reception Rooms
- Garage
- Driveway Parking For Several Vehicles
- Excellent Location

**Offers In Excess Of £275,000**



\*\*\* POTENTIAL TO EXTEND (subject to planning) \*\*\*

We are delighted to offer this three bedroom semi detached house being sold with NO ONWARD CHAIN. The accommodation briefly comprises of entrance hallway, living room, dining room, kitchen, three bedrooms and bathroom. Property also benefits from a single garage, driveway parking for several vehicles, approximately 130ft rear garden and gas central heating. Located in the popular area of Stratton St Margaret, within easy access to all local shops, doctors surgery, schools and transport links such as the A419 and A420. An early viewing is highly recommended.

### Entrance Hallway

uPVC front door. Obscured uPVC window to front elevation. Stairs to first floor. Under stairs cupboard. Laminate flooring. Radiator.

### Living Room

Bay window to front elevation. Gas fire with tiled surround. Laminate flooring. Arch to dining room. Radiator.

### Dining Room

uPVC sliding door to rear garden. Laminate flooring. Radiator.

### Kitchen

uPVC window to rear elevation. uPVC door to side. Wall and base units with rolled edge worktops. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for under counter fridge. Part tiled walls. Tiled flooring. Radiator.

### Landing

Window to side elevation. Loft access (partly boarded). Cupboard housing boiler.

### Bedroom One

Window to rear elevation. Range of built in wardrobes. Radiator.

### Bedroom Two

Bay window to front elevation. Range of built in wardrobes. Radiator.

### Bedroom Three

Window to front elevation. Storage cupboard. Radiator.

### Bathroom

Obscured window to rear elevation. Suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Fully tiled walls. Vinyl flooring. Radiator.

### Rear Garden

Approximately 130ft. South East facing. Enclosed by timber fencing. Mostly laid to lawn. Paved patio. Mature trees, hedging and shrubs. Brick built shed and outside W.C. Allotment area to the rear.

### Front

Block paved parking for several vehicles. Gravelled borders.

### Garage

Up and over garage door. Light and power. Door and window to rear.

### 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 Primary Mortgage Centre on (01793) 616617. Home visits available.

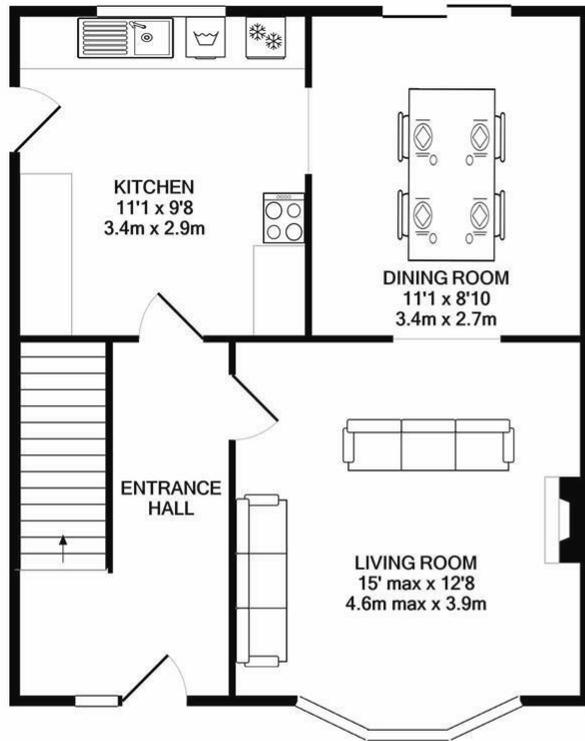
### Money Laundering

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.

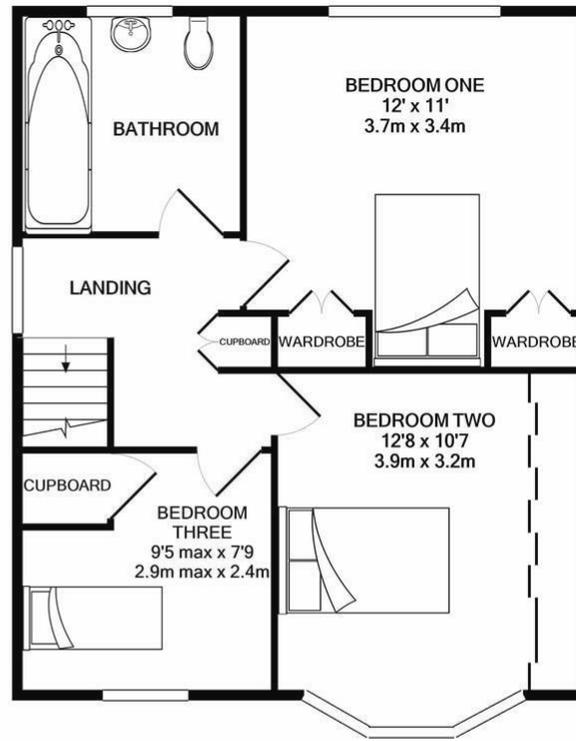


# PRIMARY HOMES & LETTINGS

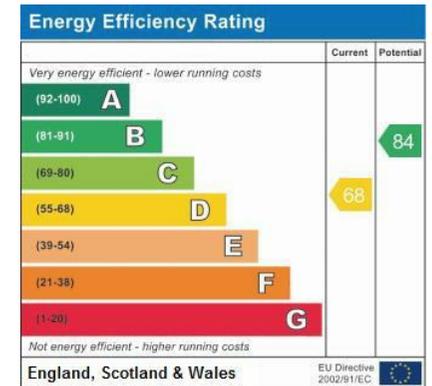
Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR



FOR ILLUSTRATION ONLY  
TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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