

PRIMARY
Tel: 01793 641 641

**HOMES &
LETTINGS**

**79 Stratton Road
Stratton, Swindon, Wiltshire SN1 2PN**



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Stratton, Swindon, SN1 2PN**

- NO ONWARD CHAIN
- Self Build Detached House
- Three DOUBLE Bedrooms
- 17ft Living Room
- Dining Room
- New Kitchen
- En-Suite Shower To Master
- Large Enclosed Rear Garden
- Driveway Parking For Several Vehicles
- Garage

Price £340,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are pleased to offer this deceptively spacious three DOUBLE bedroom detached house located in Stratton, within easy access to all local amenities and schools. The accommodation comprises of entrance hallway, cloakroom, living room, kitchen, dining room, master bedroom (with en-suite shower), two further bedrooms and bathroom. Property also benefits from an enclosed rear garden, garage, driveway parking for several vehicles, gas central heating and uPVC double glazing. Viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Under stairs cupboard. Vinyl flooring. Radiator.

Cloakroom

Obscured uPVC window to side elevation. Suite comprising of wash hand basin and low level W.C. Vinyl flooring. Radiator.

Kitchen

uPVC window to front elevation. uPVC door to side. Matching wall and base units with worktops over. Ceramic sink and drainer with half bowl. Built in single oven and microwave. Ceramic hob with extractor hood over. Integral fridge/freezer and dishwasher. Space and plumbing for washing machine. Inset ceiling lights. Vinyl flooring. Radiator.

Living Room

uPVC window and French doors to rear garden. Open fireplace with brick surround. Two radiators.

Dining Room

uPVC window to side elevation. Radiator.

Landing

uPVC window to side elevation. Airing cupboard. Loft access (partly boarded). Radiator.

Bedroom One

uPVC window to rear elevation. Two built in double wardrobes. Radiator.

En-Suite Shower

uPVC window to rear elevation. Suite comprising of built in double shower, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

Bedroom Two

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

Bedroom Three

Two uPVC windows to side elevation. Built in wardrobes. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath, built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point and light. Part tiled walls. Vinyl flooring. Radiator.

Garage

Up and over garage door. Window and door to rear garden. Light and power. Eaves storage.

Rear Garden

Enclosed by timber fencing and wall. Mostly laid to lawn with mature tree and gated access to rear. Paved patio area with path leading to gated access to front. Pedestrian access to garage. Outside light and tap.

Front

Driveway parking for several vehicles. Gated access to front.

Notes

Boiler is only 1 year old.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

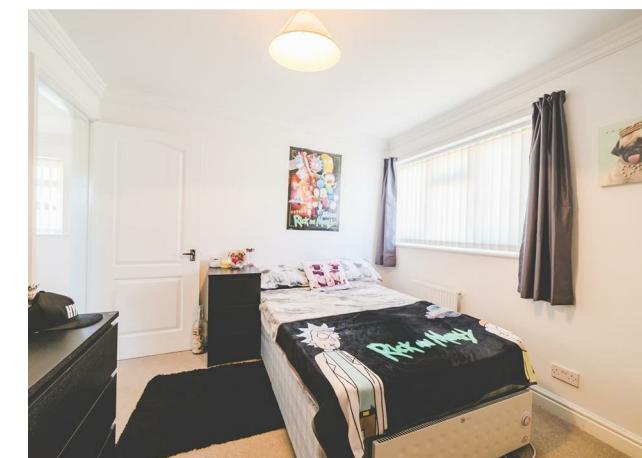
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

Money Laundering

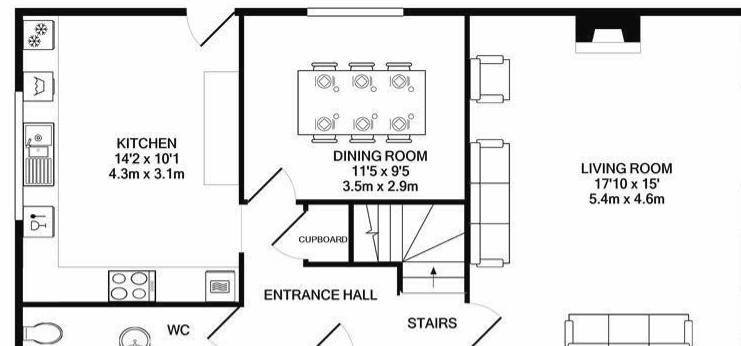
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



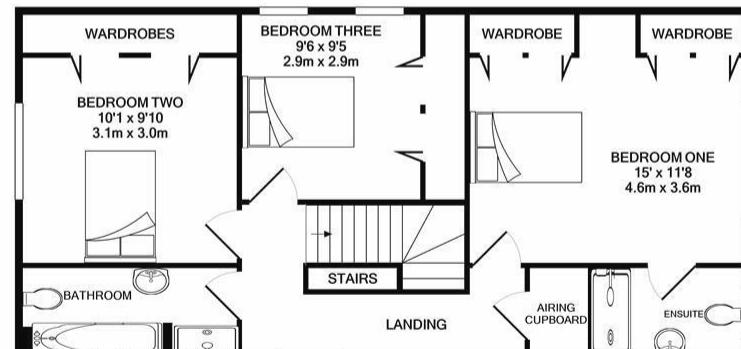
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HOMES & LETTINGS



GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION ONLY

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 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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