WHEELER AVENUE

Upper Stratton, Swindon, Wilts SN2 7HN

PRIMARY
HOMES & LETTINGS

Wheeler Avenue, Upper Stratton, Swindon SN2 7HN

- NO ONWARD CHAIN
- Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- SOUTH Facing Rear Garden
- Two Reception Rooms
- Sun Room
- Garage & Driveway Parking
- Gas Central Heating
- Excellent Location

Offers Over £325,000

*** NO ONWARD CHAIN *** Primary Homes & Lettings are delighted to offer this three bedroom detached house with POTENTIAL TO EXTEND (subject to planning). Located in the sought after area of Wheeler Avenue, Upper Stratton within easy access to local amenities and schools. The accommodation comprises of entrance porch, hallway, living room, kitchen, dining room, sun room, W.C. utility room, three bedrooms and bathroom. Property also benefits from a south facing rear garden, garage, driveway parking and gas central heating.

Entrance Porch
Window to side elevation. uPVC door to hallway. Laminate flooring.

Hallway
Stairs to first floor. Understairs cupboard. Radiator.

Living Room
uPVC bay window to front elevation. Sliding doors to dining room. Two radiators.

Dining Room
Sliding doors to sun room. Radiator.

Kitchen
Door to sun room. Window to utility room. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in double oven. Ceramic hob with extractor hood over. Integral dishwasher and fridge. Part tiled walls. Vinyl flooring. Radiator.

Sun Room
Two sliding doors to rear garden. Door to lobby.

Rear Lobby
Space and plumbing for washing machine.

W.C.
Low level W.C.

Utility Room
Door and window to rear elevation. Base units.

Landing
uPVC window to side elevation. Loft access (partly boarded).

Bedroom One
uPVC bay window to front elevation. Range of built in wardrobes. Radiator.

Bedroom Two
uPVC window to rear elevation. Built in wardrobes. Radiator.

Bedroom Three
uPVC window to front elevation. Range of built in wardrobes. 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. Fully tiled walls. Vinyl flooring. Radiator.

Garage
Up and over garage door. Door to kitchen. Light and power.

Front
Enclosed by brick wall. Driveway parking for one vehicle. Mostly gravelled with raised flowerbeds. Gated access to rear garden.

Rear Garden
South facing. Enclosed by timber fencing. Paved patio. Mostly laid to lawn with mature shrubs and raised flowerbeds. Brick built shed. Gated access to front.

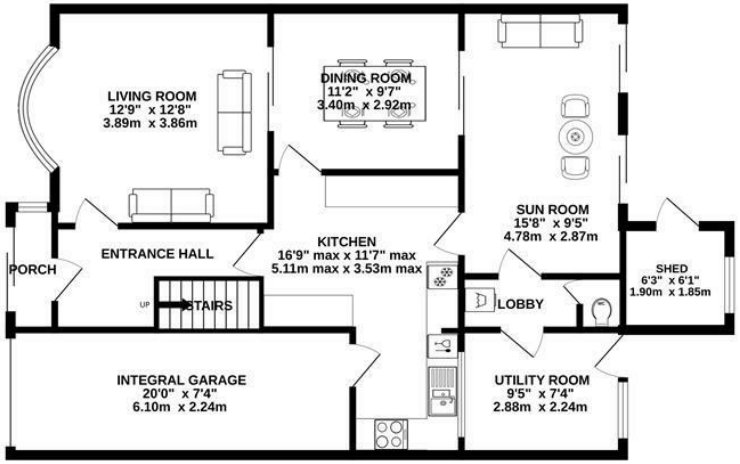
Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.

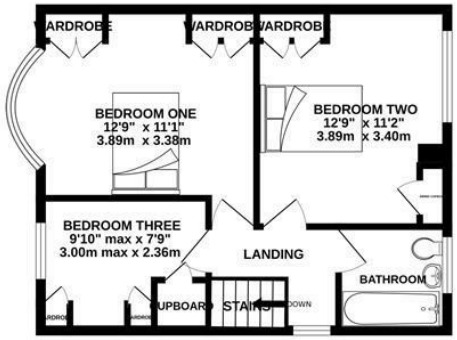
Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

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
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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