



GRANT FRASER  
TOWN & COUNTRY



3 Crosswood Road, Swindon, Wiltshire, SN3 2DD  
Guide price £200,000





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**\*\*\*NO ONWARD CHAIN\*\*\*** A Unity non-standard construction property that has been bricked up (please check the viability with your mortgage lender prior to viewing). Having been extended to the rear to provide a second reception, the kitchen diner is 20' x 11', first floor bathroom, two double bedrooms, driveway parking to the front with a 6m x 6m garage to the rear with rear vehicular access.

Situated in Park South within easy reach of bus routes into the town centre 2.3 miles away where trains run to London Paddington within the hour. The M4 motorway junction is 3 miles from the property. The immediate area has various convenience shops, Coate Water Country Park and amenities on the doorstep.

## Description

Comprising entrance porch, kitchen diner, living room, second reception area, two bedrooms and bathroom. A three meter wide entrance hallway offers generous space for jackets and shoes. Leading into the kitchen diner with stairs to the first floor and a door to the rear leading into the living room. The 20' living room is open plan to a further rear reception which in turn provides access to the rear garden. On the first floor there are two double bedrooms and a white bathroom suite with shower over the bath.

Outside the front garden has a concrete driveway with gravel area to one side. The rear garden is mainly laid to lawn with a patio area. A door leads into a 6m x 6m garage (in need of a replacement roof) with a single door leading out to a rear alleyway.

Services: We understand mains water, electricity, gas and sewage are connected to the property.

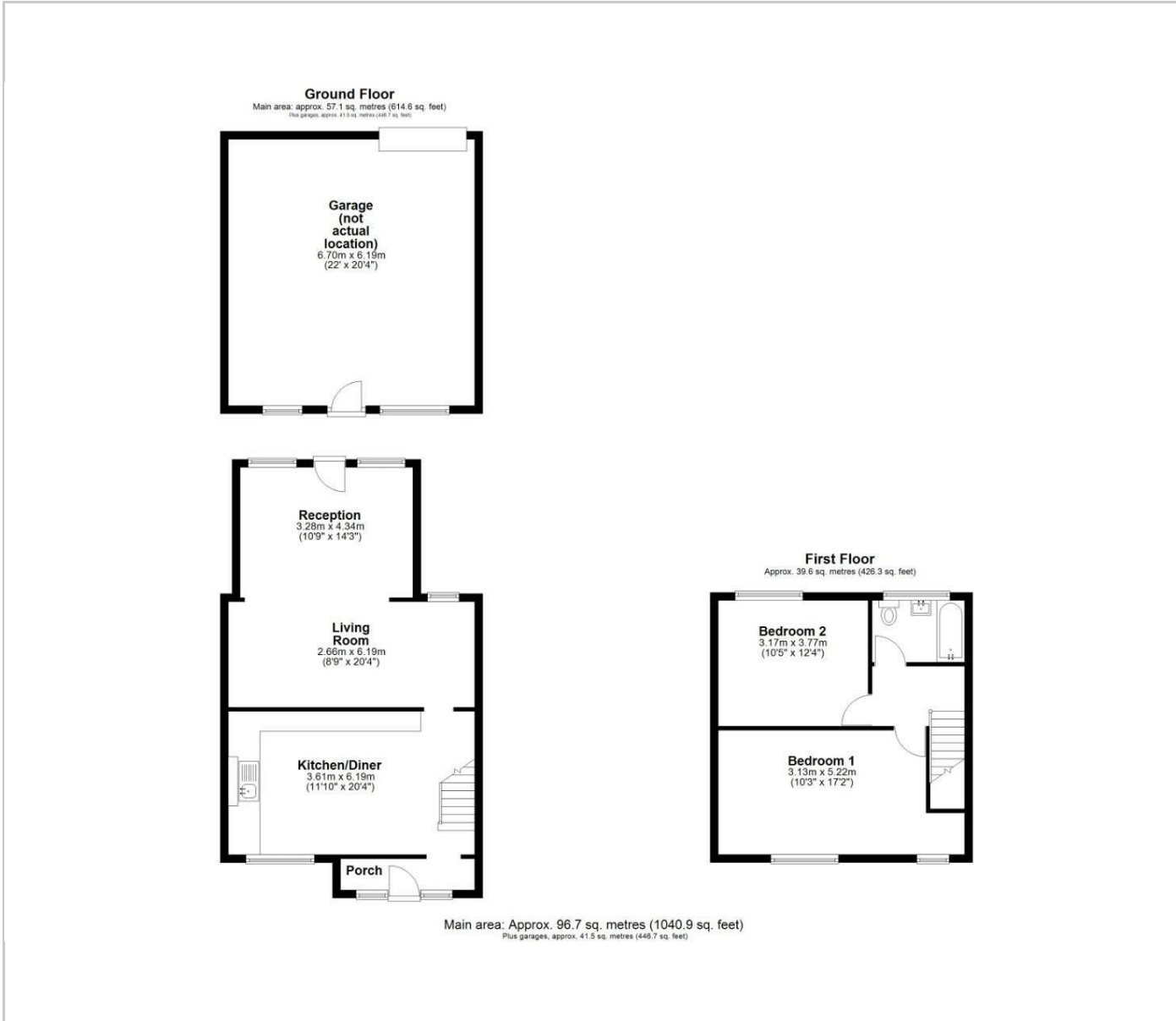
Agents note: This is a Unity built non standard construction, we are informed there is a PRC certificate, please check with your mortgage lender prior to viewing.

## Situation

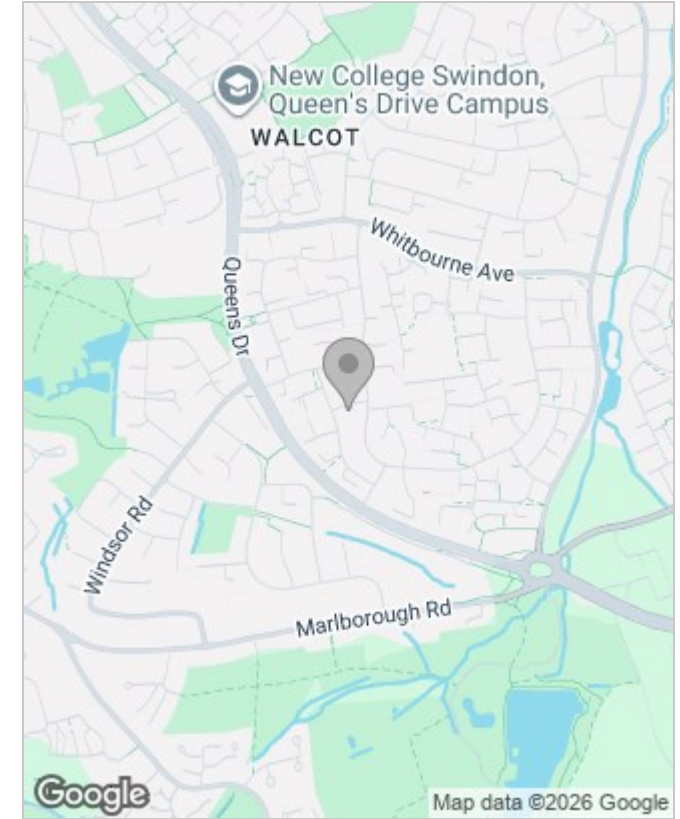
Located in the east side of Swindon, with an array of local convenience shops dotted about the area, a larger Sainsbury's, Morrisons and Aldi provide bigger supermarket shops. Greenbridge retail park offers fast food restaurants and an array of homeware, clothing and general stores. Primary and secondary schools are available throughout east suburbs. A vast array of Public houses are dotted about the area to cater to the vast majority of tastes with eastern village pubs a short drive. Coate Water lake has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe. The area has great transport links, the M4 motorway access 3 miles from the property, the A419 links to the M5 Motorway and the A420 for links to Oxford. Swindon Station is approximately 2.3 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



# Floor Plans



# Area Map



# Energy Performance Graph

