



2 Bedroom Semi-Detached House

Watchfield, Wiltshire, SN6 8RP

Guide Price **£135,000**

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2 Bedroom Semi-Detached Home Watchfield, Wiltshire, SN6 8

- Shared Ownership House
- Two Bedroom Semi Detached
- Well Presented and Proportioned

A Well Presented and Proportioned Shared Ownership property in the sought-after locality of Watchfield nr Shrivenham. Ideally positioned for both Swindon and Oxford plus local amenities. This property boasts the following well-presented and maintained accommodation: Entrance Hallway, Cloakroom, Living Room, Kitchen / Breakfast Room, Two Double Bedrooms and Family Bathroom. uPVC Double Glazing and Gas Central Heating. Enclosed Rear Gardens, Allocated Parking. 50/50 Shared Ownership. **50% shared ownership, with the ability to staircase to 100%. Rent £252.98 and service charge £11.74 pm.**

Details on request.



Property description

ENTRANCE HALLWAY

5' 4" x 4' 1" (1.65m x 1.25m) Front door, laminate flooring with wall mounted radiator. Doors to:

CLOAKROOM

4' 11" x 4' 7" (1.5m x 1.4m) Tiled flooring with wash hand basin, dual flush WC and wall mounted shelving.

LIVING ROOM

16' 10" x 9' 10" (5.15m x 3.00 m) minimum uPVC double glazed window to the front elevation, laminated flooring, Two wall mounted radiators. Access to the stairwell and under stairs cupboard.



KITCHEN/ BREAKFAST ROOM

14' 7" x 8' 10" (4.45m x 2.70m) uPVC double glazed door and window to the rear elevation. Fully tiled floor, plus roll top work surfacing, with a range of wall mounted base and drawer space units. Inset stainless steel sink with mixer taps over. Integral four ring gas hob and electric oven beneath. Stainless steel extractor and upstand. Plumbing for automatic washing machine. Wall mounted boiler & radiator.

FIRST FLOOR LANDING

Access to the loft space and built-in storage cupboard.

BEDROOM ONE

14' 9" x 9' 4" (4.50m x 2.85m) uPVC double glazed window to the front elevation, wall mounted radiator and built-in storage recess.

BEDROOM TWO

15' 3" x 7' 2" (4.65m x 2.20m) uPVC double glazed window to the rear elevation, wall mounted and built-in storage unit.

FAMILY BATHROOM

7' 2" x 6' 6" (2.20m x 2.00m) Contemporary style modern bathroom suite includes panelled bath with shower attachments over. Low level flush WC and pedestal wash hand basin and wall mounted radiator. uPVC frosted double glazed window to the rear elevation.

REAR GARDENS

Extensive L Shaped rear gardens laid to artificial turf with side gated access. The gardens are bounded on all sides by wooden timber fencing.

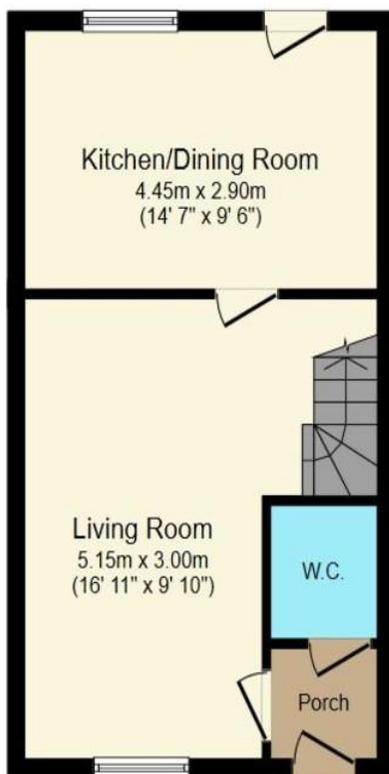
ALLOCATED PARKING

Off Road Parking for Two Cars (to the side of the property).

AGENTS NOTE

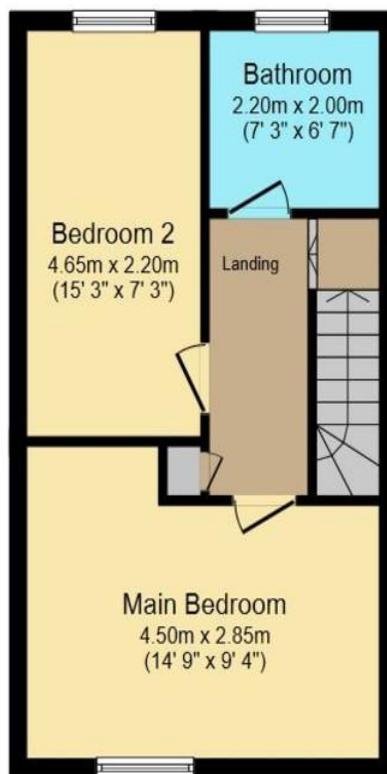
Please make sure you have checked the terms of the Share Ownership opportunity prior to setting out to view. The housing association in relation to this property is SOHA.





Ground Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx



First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 72.0 sq. m. (775 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

Because every home needs a personal touch.

Tim Stanley

Sales Manager, Cricklade



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