



45 Mellow Ground, Swindon
Swindon

Offers in Region of **£215,000**



45 Mellow Ground

Swindon, Swindon

NO ONWARD CHAIN - IMPROVED throughout by the current owners this lovely TWO DOUBLE BEDROOM home is an ideal purchase for a FIRST TIME BUYER or INVESTMENT. Located in the popular Haydon Wick area of SN25, North Swindon there are several primary schools close by, excellent road and bus links as well as walking distance to Morrisons supermarket.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- KITCHEN/DINER
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- NEW GAS BOILER
- POPULAR LOCATION



KITCHEN/DINER

Dimensions: 14' 1" x 8' 10" (4.3m x 2.7m). The kitchen has a range of white modern base and wall units as well as space for cooker, fridge freezer and space and plumbing for a washing machine and storage under the stairs. The dining area has a handy breakfast bar, the perfect place to sit and have a morning coffee looking out to the rear garden. The flooring has recently been replaced with a new vinyl that complements the rolled edge worktops and wall tiles. There is a window and door to the rear garden as well as access to the handy under stairs storage cupboard.

LIVING ROOM

Dimensions: 14' 1" x 11' 5" (4.3m x 3.50m). Situated with a window to the front of the property this is a lovely spacious room with plenty of space for even the largest sofa. The neutral decoration and laminate flooring providing a blank canvas ready for you to add your furniture and furnishings to your own personal taste. There are stairs to the first floor as well as a door to the kitchen/diner.

BEDROOM 1

Dimensions: 11' 6" x 11' 1" (3.53m x 3.40m). This large bedroom is situated to the front of the property and has two windows. There is a large double sliding door wardrobe as well as an additional storage cupboard over the stairs. With all this built in storage there is ample room for a large bed as well as a desk or dressing table.

BEDROOM 2

Dimensions: 8' 11" x 7' 2" (2.74m x 2.2m). Another double bedroom to the rear of the property, an ideal children's bedroom, guest room or home office.

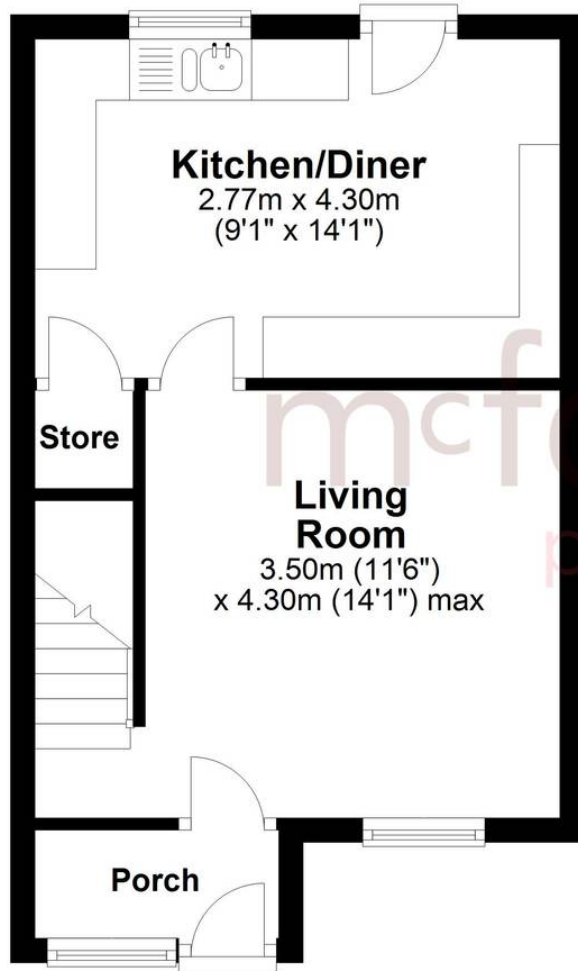
EXTERNAL

The property benefits from an allocated parking space and accessed via a pedestrian only path. The front of the property is laid to gravel with a path to the front door and mature shrubs. To the rear of the property is a fully fenced garden with a patio area, graveled area, path to the bottom as well as a flower bed to one side.



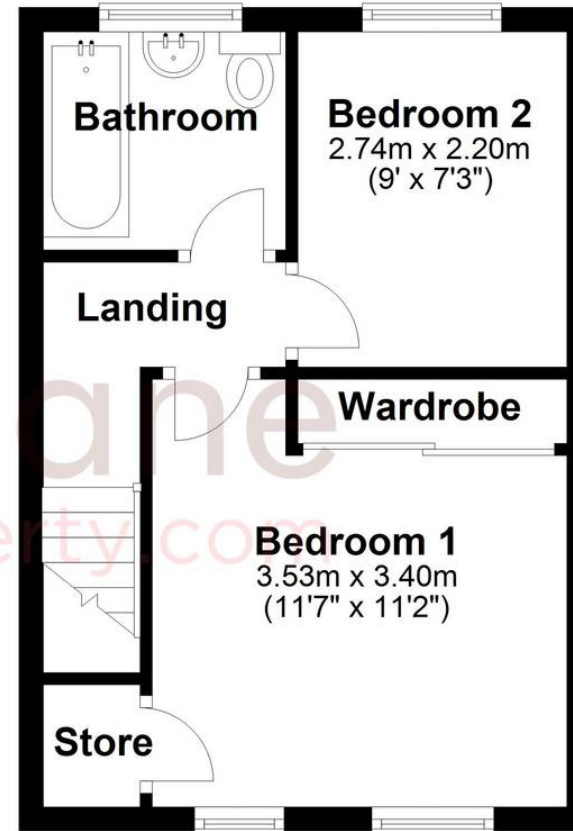
Ground Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



Total area: approx. 55.9 sq. metres (601.6 sq. feet)

McFarlane Sales & Lettings

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