



14 Kilby Crescent, St Andrews Ridge, Swindon, SN25 4DW

- Mid Terrace House
- Two DOUBLE Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Downstairs Cloakroom
- Good Location
- En-Suite Shower To Master
- Bathroom
- Two Allocated Parking Spaces
- Enclosed Rear Garden
- 5 Years Remaining On NHBC

Offers In Excess Of £200,000



Primary Homes & Lettings are delighted to offer this well presented two DOUBLE bedroom mid terrace house located in a quiet de sac in the new development of St Andrews Ridge, within walking distance to all local amenities and easy access to A419. The accommodation comprises of entrance hallway, cloakroom, lounge/diner, kitchen area, master bedroom (with en-suite shower), one further bedroom and bathroom. Property also benefits from two allocated parking spaces, enclosed rear garden, gas central heating and uPVC double glazing. Property still has five years remaining on NHBC. An internal viewing is highly recommended.

Entrance Hallway

Composite front door. Stairs to first floor. Radiator.

Cloakroom

White suite comprising of corner wash hand basin with splash back tiles and low level W.C. Extractor fan. Vinyl flooring. Radiator.

Kitchen Area

uPVC window to front elevation. Matching wall and base units with rolled edge worktops. Stainless steel sink and drainer half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Laminate flooring.

Lounge/Diner

uPVC window and patio doors to rear garden. Radiator.

Landing

Storage cupboard. Loft access. Radiator.

Bedroom One

uPVC window to front elevation. Radiator.

En-Suite Shower

Obscured uPVC window to front elevation. White suite comprising of built in shower, pedestal wash hand basin with splash back tiles and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, pedestal wash hand basin with splash back tiles and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

Front

Paved path leading to storm porch. Mature shrubs and hedging. Outside light.

Rear Garden

Enclosed by timber fencing. Mostly laid to lawn with shrub borders. Paved patio with path leading to timber shed and gated rear access. Outside light.

Parking

Two allocated parking spaces to the front of the property.

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.

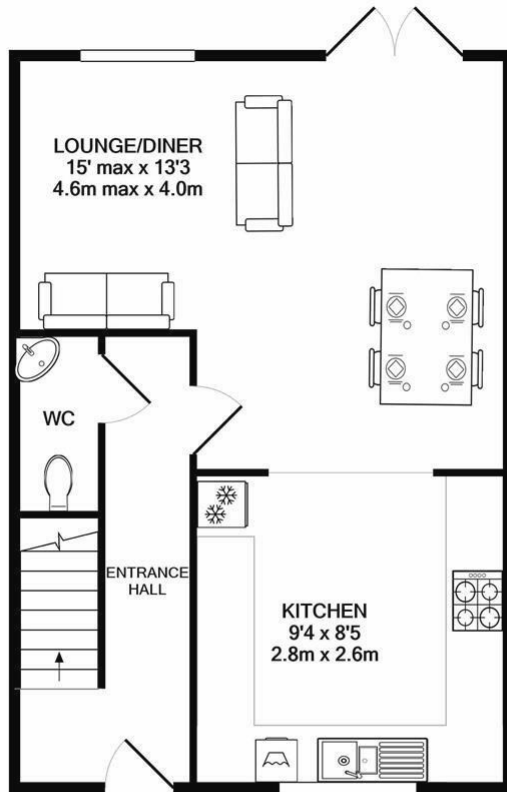
Money Laundering

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.

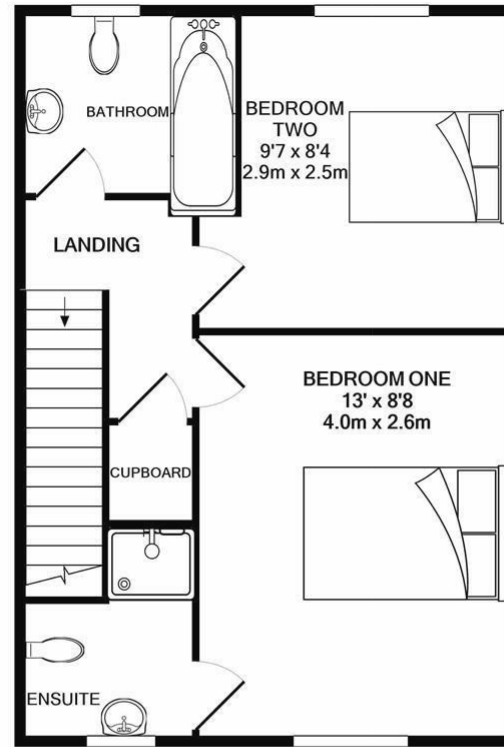


PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION ONLY
TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 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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